

# Jon Brambles

ESTATE AGENTS



## Moore Close, Claypole NG23 5AU



**GUIDE PRICE: £300,000 to £325,000.** A substantial four bedroom detached family home situated in this highly sought after village location. In addition to the **FOUR DOUBLE BEDROOMS**, the property has an excellent sized lounge, **OPEN PLAN KITCHEN/DINING AND FAMILY ROOM**, conservatory, study, cloakroom, bathroom and en-suite to the master. The property sits on a corner plot, has ample parking to the front, and gardens to the front and rear. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this superb home.

**Guide Price £300,000 TO £325,000**

# Jon Brambles

ESTATE AGENTS



[sales@jonbrambles.com](mailto:sales@jonbrambles.com)

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ







**Situation and Amenities**

Claypole village offers a range of amenities which include a village shop, a public house and an excellent primary school. Newark, Grantham and Lincoln are within easy commuting distance and for those wishing to travel further afield fast GNER trains are available from Newark Northgate Station to London King's Cross with a journey time of approximately 80 minutes.

**Accommodation**

Upon entering the front door, this leads into:

**Reception Hallway**

The reception hallway has the staircase rising to the first floor and a window to the side elevation. The hallway provides access to the lounge and study, and has a ceiling light point and a radiator.

**Study 8' 0" x 7' 4" (2.44m x 2.23m)**

This versatile reception room was formed from the former garage and would serve equally well as a study or home office, and has a window to the front elevation, wood laminate flooring, a ceiling light point and a radiator.

**Lounge 16' 5" x 11' 8" (5.00m x 3.55m)**

This excellent sized and well proportioned reception room has a window to the front elevation and a door into the kitchen. The focal point of the lounge is the feature fireplace with living flame gas fire inset. The room has cornice to the ceiling, a ceiling light point and a radiator.

**Kitchen** 14' 4" x 9' 6" (4.37m x 2.89m)

The kitchen has two windows to the rear elevation and is open plan to the dining area and family room. The kitchen itself is fitted with an excellent range of base and wall units, with square edge work surfaces and matching splash backs. There is a sink, and integrated appliances include a double oven, gas hob with extractor hood above, and washing machine. In addition there is space for a vertical fridge/freezer. The kitchen has cornice to the ceiling and two ceiling light points.

**Dining Area** 11' 11" x 7' 2" (3.63m x 2.18m)

The dining area was formed from the previous garage and has a window to the side elevation and a half glazed door providing access to the garden. A further door leads to the ground floor cloakroom. Also accessed from the dining area is a useful pantry. The dining area has cornice to the ceiling, a ceiling light point and a radiator.

**Family Area** 8' 8" x 6' 4" (2.64m x 1.93m)

As mentioned the family area is open plan to the kitchen and dining area. This versatile reception space has cornice to the ceiling, a ceiling light point and a radiator.

**Conservatory** 10' 6" x 7' 10" (3.20m x 2.39m)

The conservatory is of dwarf brick wall construction with a upvc frame. There are triple aspect windows enjoying views across the garden, and French doors leading out into the garden. The conservatory is centrally heated and insulated with a solid roof.

**First Floor Landing**

The staircase rises from the reception hallway to the first floor landing which has doors into all four double bedrooms and the family bathroom. The landing has a ceiling light point. Access to the roof space is obtained from here.

**Bedroom One** 13' 6" x 8' 9" (4.11m x 2.66m)

An excellent sized double bedroom with a window to the front elevation, The bedroom has a fitted wardrobe, recessed ceiling spotlights, dado rail and a radiator. A door provides access to the en-suite shower room.

**En-suite Shower Room**

The en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

**Bedroom Two** 13' 1" x 8' 2" (3.98m x 2.49m)

A further double bedroom with a window to the front elevation, a ceiling light point and a radiator. This room has a useful storage cupboard which is sited above the staircase and also houses the central heating boiler.

**Bedroom Three** 10' 1" x 9' 7" (3.07m x 2.92m) (including recess)

A double bedroom with a window to the rear, a ceiling light point and a radiator.

**Bedroom Four** 9' 6" x 7' 7" (2.89m x 2.31m)

Bedroom four is also a double and has a window to the rear, a ceiling light point and a radiator.

**Family Bathroom** 6' 7" x 5' 9" (2.01m x 1.75m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and WC. In addition there is a ceiling light point, an extractor fan and a radiator.

**Outside**

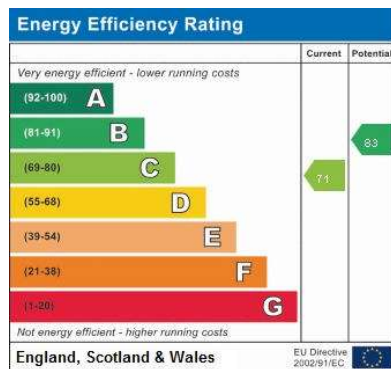
The property stands on a corner plot and to the front are two lawned gardens, and a substantial driveway which provides off road parking for numerous vehicles. There is gated access to the rear.

**Rear Garden**

The rear garden is of an excellent size and fully enclosed. The garden is laid primarily to lawn and contains a number of mature trees. Situated to the foot of the garden is a covered patio which provides an ideal outdoor seating and entertaining space. The small caravan which has served as a den and play room for children is included with the sale, if required. The hot tub in-situ is available for purchase by separate negotiation.

**Council Tax**

The property is in Band D.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

South Kesteven District Council, Lincolnshire,

### Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

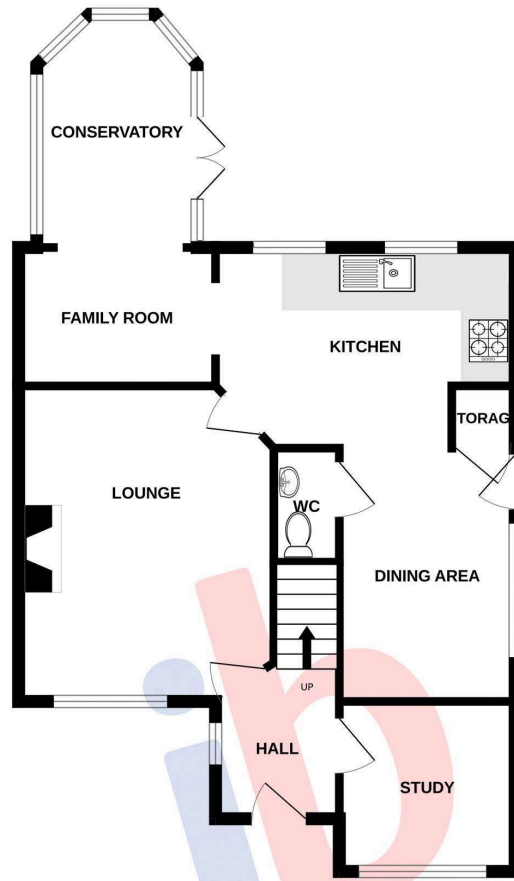
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### Services/Referral Fees

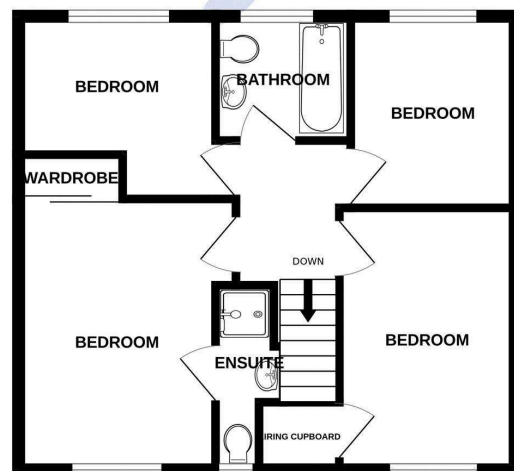
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006925 22 March 2024



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024