

36 Wickliffe Park, Claypole, Lincolnshire, NG23 5AE

£379,950

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- 2 Receptions
- Tastefully Modernised Throughout
- Landscaped Gardens
- Cul-De-Sac Location
- 4 Bedrooms
- Ensuite & Main Bathroom
- Contemporary Fixtures & Fittings
- Ample Parking & Tandem Length Garage
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, detached, contemporary home originally completed by a well regarded national house builder approximately 20 years ago. The property has however seen a more recent programme of significant improvements with both a reconfigured internal layout and a complete complete programme of modernisation; finished to a high standard with contemporary kitchen and bathrooms, attractive engineered oak internal doors, bespoke cabinetry, deep skirtings and architraves and tasteful modern decoration throughout. In addition the property also benefits from upgraded double glazed windows and gas central heating.

The property benefits from 4 bedrooms, the principle of which benefits from integrated wardrobes, ensuite facilities and a pleasant aspect into the close at the front. The remaining bedrooms are serviced by a well appointed family bathroom.

To the ground floor there are 2 receptions including an attractive sitting room with French doors leading out into the rear garden and a bespoke media wall with oak cabinetry and a separate study that provides a versatile reception space perfect for home working. The hub of the home is a dual aspect, open plan, living/dining kitchen having windows into the close at the front and French doors leading out into the garden at the rear. The kitchen is tastefully appointed with a generous range of contemporary units and integrated appliances; the reception area is large enough to accommodate both a living and dining space and also gives access into a useful ground floor cloak room

As well as the main accommodation the property occupies a pleasant level plot which has been landscaped for relatively low maintenance with off road parking, tandem depth garage to the side and an enclosed garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

The sought-after village of Claypole, is situated approximately 5 miles East of the historic market town of Newark-on-Trent, where there is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village is also located with access onto the A1, with links to Grantham, and Lincoln (via the A46). The village benefits from a vast range of amenities, including a village shop, coffee shop, local butchers, hairdressers, (Five Bells) public house and restaurant, village hall and an excellent Primary school.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

7'11" x 6'3" (2.41m x 1.91m)

A pleasant initial entrance vestibule having attractive oak flooring, staircase rising to the first floor landing and further part glazed oak internal doors, in turn, leading to:

OPEN PLAN L SHAPED LIVING/DINING KITCHEN

26'6" max x 11'4" max (6'11" min) (8.08m max x 3.45m max (2.11m min))

A light and airy, well proportioned, open plan space that has been reconfigured from the original layout to create a more user friendly living/entertaining area perfect for everyday living, which will undoubtedly become the hub of the home. The initial kitchen is beautifully appointed having been upgraded with a generous range of contemporary wall, base and drawer units providing an excellent level of storage including a larder unit with alcove designed for free standing fridge freezer; cupboard providing a concealed area for a washing machine with larder unit above housing the gas central heating boiler; L shaped configuration of work surfaces with inset sink and drain unit with swan neck mixer tap; integrated appliances including Zanussi induction hob with contemporary hood over, combination microwave, fan insisted oven and AEG dishwasher; integrated ceiling Bluetooth speakers, under unit lighting, integrated wine rack, contemporary column radiator, plank effect flooring and window to the front. In addition the heating is controlled by Honeywell home smart thermostat and is Alexa voice controlled.

This area in turn opens out into a living/dining space having access out into the rear garden with double glazed French doors.

A further door leads through into:

GROUND FLOOR CLOAK ROOM

5'7" x 2'9" (1.70m x 0.84m)

Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap; porcelain tiled splash back and floor and contemporary towel radiator.

Returning to the initial entrance hall further doors lead to:

SITTING ROOM

16'1" x 10'4" (4.90m x 3.15m)

A well proportioned main reception benefitting from access out into the rear garden; the focal point to the room being attractive contemporary media wall with central alcove designed for flat screen television, electric log effect fire beneath and bespoke oak cabinetry to either side providing display units with storage cupboards beneath and alcoves to the side; inset downlighters to the ceiling with integrated Bluetooth speakers, Phillips hue smart lighting controlled by the app and Alexa voice controlled and French doors into the rear garden.

STUDY
7'11" x 7'3" (2.41m x 2.21m)
A versatile reception perfect as a home office ideal for today's way of working; having integrated bespoke oak furniture comprising low level cupboard and drawer units, L shaped work surface over and integrated shelving; continuation of oak flooring and window to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having access to loft space above, spindle balustrade, built in cupboard providing useful storage and, in turn, further oak doors leading to:

BEDROOM 1
14'8" (excluding wardrobes) x 10'5" (4.47m (excluding wardrobes) x 3.18m)
A well proportioned double bedroom benefitting from ensuite facilities; having integrated wardrobe, window to the front with pleasant aspect into the close and a further door leading through into:

ENSUITE SHOWER ROOM
6'4" x 5'6" (1.93m x 1.68m)
Having a contemporary suite comprising shower enclosure with wall mounted shower mixer with both independent and rainwater rose over and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; fully porcelain tiled walls and floor, shaver point, contemporary towel radiator and window to the front.

BEDROOM 2
11' x 8'10" (3.35m x 2.69m)
A further double bedroom having aspect into the rear garden and built in wardrobe.

BEDROOM 3
8'6" x 8' max (2.59m x 2.44m max)
Again a double bedroom having aspect into the rear garden and useful built in wardrobe.

BEDROOM 4
9'10" x 6'10" min (3.00m x 2.08m min)
Potentially would accommodate a double bed but makes a single bedroom or dressing room, having aspect to the front.

MAIN BATHROOM
8'4" x 4'11" (2.54m x 1.50m)
Having a contemporary three piece suite comprising panelled bath with chrome mixer tap and further wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall mounted vanity unit with inset washbasin with chrome mixer tap; wall mounted mirror that turns into a television, fully porcelain tiled walls and floor, shaver point, contemporary towel radiator and window to the side.

EXTERIOR
The property occupies a pleasant position tucked away in a small cul-de-sac setting on a level landscaped plot with initial shared access onto the property's own private driveway, providing a good level of off road card standing, Ohm 7.7Kw EV charger and a tarmacadam driveway that continues to the side of the property and, in turn, a generous tandem length part attached garage. The remainder of the frontage is laid to lawn, set back behind a hedged and walled frontage. A courtesy gate to the side gives access into an enclosed rear garden which is tastefully landscaped for relatively low maintenance living with a manageable central lawn, paved seating areas with sleeper edged borders and an attractive timber pergola sat on a raised terrace providing a further secluded seating area looking back towards the property. In addition there is voice controlled smart exterior lighting, an outside weather proof socket and courtesy access into the rear of the garage.

GARAGE
31'7x x 8'8" (9.63mx x 2.64m)
A well proportioned tandem length garage with up and over door, power and light, useful potential storage in the eaves and courtesy door at the rear.

COUNCIL TAX BAND
South Kesteven District Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
We are also informed that the property has a Ring door bell.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions














Labatt's


Labatt's






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GROUND FLOOR **FIRST FLOOR**

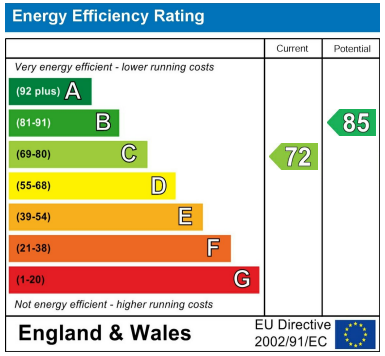
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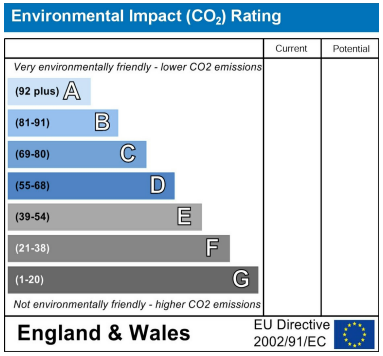
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers