



Blackberry Way, Collingham



**Guide Price £280,000 to £290,000**

- Over 55s Development
- Superb Link Detached Bungalow
- Two Double Bedrooms
- Ensuite & Bathroom
- Open Plan Lounge/Dining Kitchen
- South Facing Private Rear Garden
- Garage & Driveway
- Council Tax band: C
- Tenure: Freehold
- EPC Rating: B



Enjoying its own private SOUTH FACING rear garden, this immaculate link detached bungalow is pleasantly positioned within a popular over 55s development in the sought after village of Collingham and still benefits from a builders warranty, and a host of local amenities close to hand. This bungalow is the 'Mercury' design and we have been advised there are only two within the community, and offers accommodation comprising: entrance hallway with large airing cupboard, open plan lounge/dining kitchen space which is triple aspect, flooding this room with light, and boasts a door opening to the rear garden, a generous breakfast bar and a range of appliances to include an electric oven and microwave oven, four ring hob, integrated dishwasher and fridge freezer. There is a generous master bedroom having a wonderful ensuite shower room as well as fitted wardrobes, a second double bedroom and a further three piece bathroom suite. Externally, this home has a superb block paved driveway providing off street parking, large single garage and a gorgeous south facing rear garden which wraps around the side of the bungalow and has been landscaped to include a variety of plants and shrubs to the borders. Other features of this home include its cul-de-sac location, double glazing and ground source heat pump with air conditioning heating system. The design of the bungalow with its LED lighting and suspended insulated floors throughout give it excellent economical and heat retentive properties with an enviable EPC rating of B.



## Communal Facilities

There is a service charge payment of approximately £900 per annum (can be paid in monthly instalments). As a resident you will have full access to excellent communal facilities situated in Beaufields House including a residents' lounge, a hobbies room, the community gardens and community allotments. You will also have access to a visitor's suite which can be pre-booked for overnight visits.

## ACCOMMODATION - Rooms & Measurements

Entrance Hall 3.48m x 2.46m (11'5 x 8'1)

Open Plan Lounge/Dining Kitchen 8.64m x 4.24m (28'4 x 13'11)

Bedroom One 5.92m x 3.02m (19'5 x 9'11)

Ensuite 2.34m x 1.70m (7'8 x 5'7)

Bedroom Two 3.51m x 3.00m (11'6 x 9'10)

Bathroom 2.82m x 1.70m (9'3 x 5'7)

Garage 5.77m x 3.23m (18'11 x 10'7)

## Services

Central heating via ground source heat pump and air conditioning system. Electricity, water and drainage are connected.



## Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.

## Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

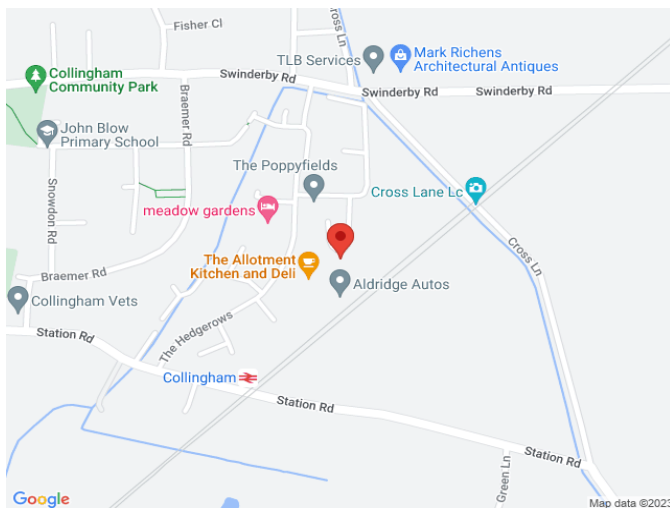
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office



# Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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