



Monkwood Close, Collingham

 2  1  4

Guide Price £240,000 to £250,000



Key Features

- Extended Semi Detached Bungalow
- Two Bedrooms
- Lounge & Two Conservatories
- Kitchen & Dining Room
- Modernised Shower Room
- Landscaped Gardens
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Set on a delightful corner plot on the outskirts of the sought after village of Collingham, close to countryside walks whilst convenient for local amenities, this extended semi-detached bungalow boasts versatile living accommodation with two conservatories, two further reception rooms and well-maintained gardens to three sides.

The bungalow's immaculately maintained accommodation comprises: generous entrance conservatory, separate dining room with opening to a kitchen with a four ring gas hob, electric oven, integrated fridge and dishwasher, spacious lounge with gas fire, inner hallway, quality shower room, two bedrooms and French doors from bedroom two into a second conservatory.

Outside to the rear, this home enjoys a detached garage with adjoining workshop and gates opening through to hardstanding, perfect for those with a motorhome/caravan. The gardens wrap around to three sides, with the frontage mainly laid to lawn with some plants/shrubs to borders. The side and rear garden benefit from various raised beds, vegetable garden and both a greenhouse and timber shed. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Conservatory One 9'8" x 8'4" (2.9m x 2.5m)

Dining Room 11'0" x 6'10" (3.4m x 2.1m)

Kitchen 8'9" x 6'10" (2.7m x 2.1m)

Lounge 17'10" x 11'5" (5.4m x 3.5m)
maximum measurements

Inner Hall 8'11" x 2'8" (2.7m x 0.8m)

Bedroom One 11'10" x 9'11" (3.6m x 3m)

Bedroom Two 8'8" x 8'3" (2.6m x 2.5m)

Conservatory Two 12'0" x 7'2" (3.7m x 2.2m)

Shower Room 6'10" x 6'5" (2.1m x 2m)
maximum measurements

Garage 16'2" x 8'0" (4.9m x 2.4m)

Workshop 8'0" x 6'8" (2.4m x 2m)





Services

Mains gas, 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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

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.



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.

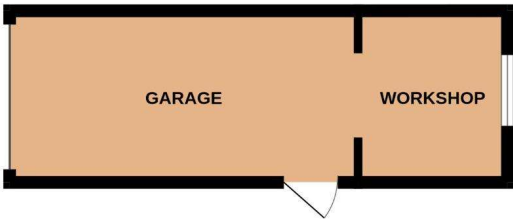
Referrals

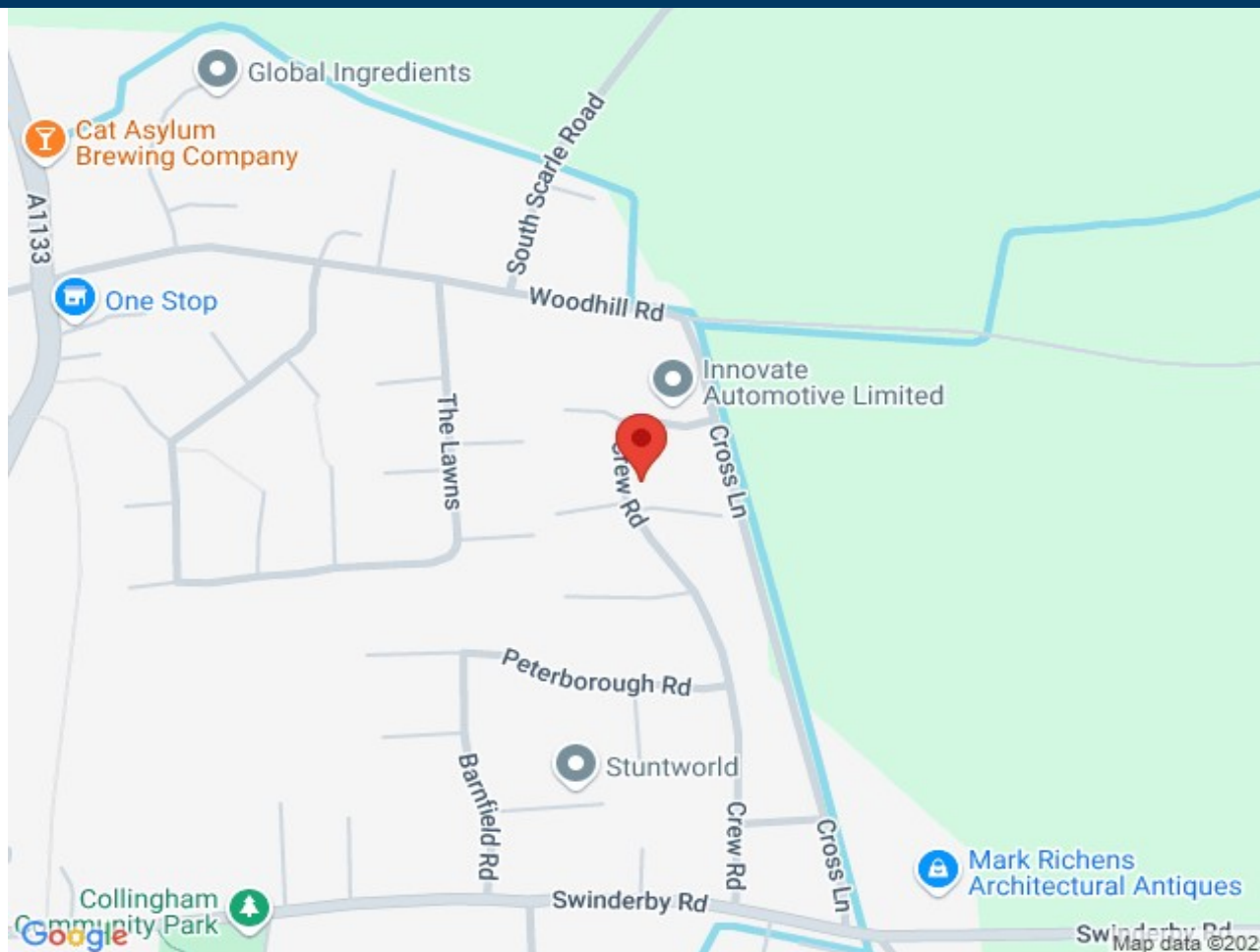
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

