

The Hemplands, Collingham NG23 7PE



GUIDE PRICE: £280,000 to £300,000. A deceptively spacious detached bungalow situated in a quiet residential area in this highly sought after village. The accommodation is well presented and versatile, and comprises three bedrooms and a well proportioned reception room, or two bedrooms and two reception rooms. There is an excellent sized and well fitted kitchen, a cloakroom and shower room. The property has off road parking and a garage. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

Guide Price £280,000 to £300,000





Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

This very spacious 'L' shaped reception hallway provides access to all rooms and has wood laminate flooring, cornice to the ceiling and two ceiling light points. Access to the loft space is obtained from here. The hallway also has a large and useful fitted storage cupboard which also houses the central heating boiler.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and wash hand basin. The room has a ceramic tiled floor, a ceiling light point and a radiator.

Lounge 15' 5" x 13' 4" (4.70m x 4.06m)

This excellent sized and well proportioned reception room has a large picture window to the front elevation overlooking the garden and driveway. The focal point of the lounge is the fireplace with contemporary electric fire inset and sat on a marble effect hearth. The room has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 10' 11" x 9' 10" (3.32m x 2.99m)

This excellent sized kitchen has a window to the rear elevation, and a half glazed door providing access to the driveway and around to the garden. The kitchen is fitted with a range of base and wall units, including display cabinet, with roll top work surfaces and tiled splash backs. There is a one and a half bowl resin sink, and spaces for a washing machine, tumble dryer, free standing gas cooker and a fridge/freezer. The kitchen has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

Shower Room 7' 10" x 6' 10" (2.39m x 2.08m)

This very good sized shower room has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains shower, wash hand basin and WC. The room is complemented with part ceramic wall tiling. In addition there is a ceiling light point and a radiator.

Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 12' 11" x 10' 1" (3.93m x 3.07m)

A further large double bedroom having a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three/Dining Room 10' 0" x 8' 10" (3.05m x 2.69m)

This third double bedroom would serve equally well as a dining room if required and has a window overlooking the pretty rear garden, cornice to the ceiling, a ceiling light point and a radiator.

Outside

The property stands on a delightful plot and to the front is a neatly maintained lawned garden edged with hedgerow, and a footpath leads to the front door. Adjacent to this is the long driveway which provides off road parking for numerous vehicles and in turn leads to the detached garage.

Single Garage

The detached brick garage has an up and over door to the front elevation and outside sensor security lighting.

Rear Garden

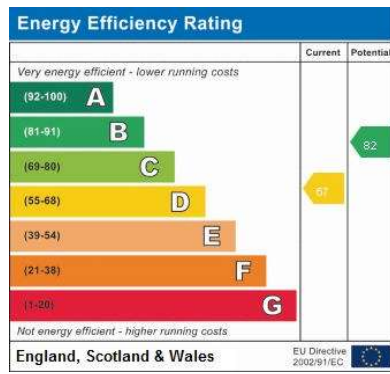
The rear garden is fully enclosed and enjoys a high degree of privacy. The garden comprises a shaped lawn bounded by mature hedgerow. There is a feature stone circle and this provides an ideal outdoor seating and entertaining area. The timber garden shed is included within the sale.

Council Tax

The property is in Band C.

Subject to Probate

Potential purchasers are advised that the sale of this property is subject to probate.



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

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

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

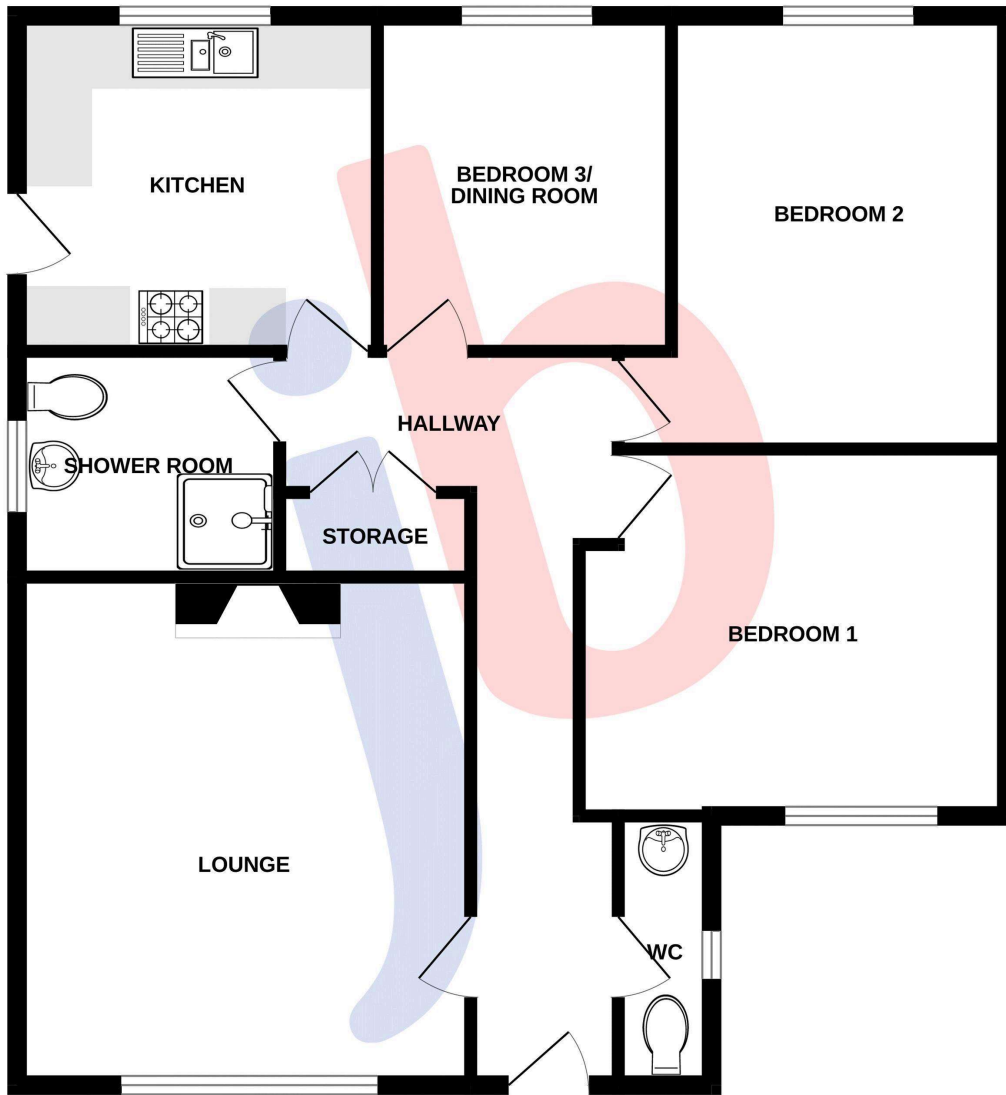
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00006975 20 August 2024



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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.
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