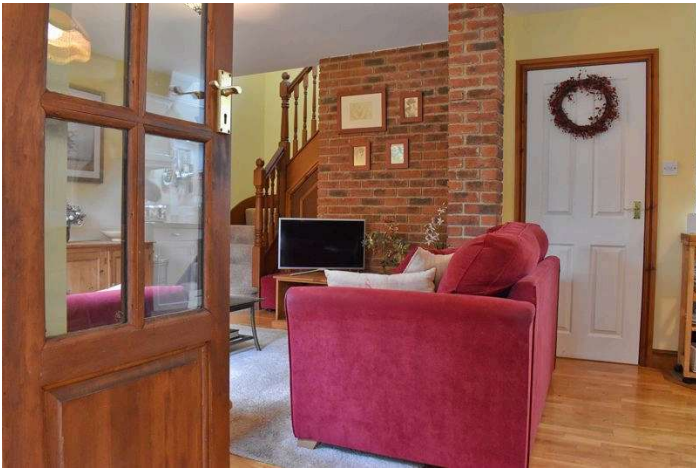


Horseshoe Cottages, Collingham



An extended three bedroom end terrace home situated in this quiet enclave of similar properties. The property is deceptive in size and, in addition to the bedrooms, has an open plan kitchen/diner/lounge, a conservatory, cloakroom, utility room, ground floor wet room and first floor bathroom. There is off road parking and a delightful garden. The property is double glazed and has electric storage heating. Early viewing is very strongly recommended.

£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:

Entrance Hallway

The entrance hallway has doors into the reception room and cloakroom, and has a ceramic tiled floor and a ceiling light point.

Cloakroom

The cloakroom (formerly the original utility room) has a window to the front elevation, a roll top work surface and space and plumbing for both a washing machine and tumble dryer. The room has a ceramic tiled floor, ceramic tiling to the walls and a ceiling light point.

OPEN PLAN KITCHEN/DINING AND LOUNGE 21' 11" x 17' 0" (6.68m x 5.18m) (Overall dimensions of all three areas)

This wonderful living space is informally sub-divided. The kitchen area (8'0" x 6'9") has a window to the front elevation and is fitted with an excellent range of base and wall units, complemented with solid wood work surfaces and tiled splash backs. There is a sink, and integrated appliances include an oven and ceramic hob with extractor hood above. The kitchen has a ceramic tiled floor and a ceiling light point. From the kitchen area a door provides access into the utility room. The lounge/dining area has two windows to the rear elevation, one of which looks through into the conservatory. The lounge has the staircase rising to the first floor and beneath this is sited a useful storage cupboard. There are two ceiling light points and two electric storage heaters. From here French doors provide access into the conservatory.

Conservatory 11' 4" x 10' 1" (3.45m x 3.07m) (at widest points)

The conservatory is of dwarf brick wall construction with a timber frame and enjoys superb views on all sides of the garden. French doors lead out into the garden. There is a ceramic tiled floor and a fully insulated roof making it ideal for all year round use.

Utility Room 8' 8" x 5' 4" (2.64m x 1.62m)

The utility room is formed within the extended part of the home and has a window to the rear elevation and a stable door leading out into the garden. This useful and versatile space has a roll top work surface, beneath which is space and plumbing for a washing machine. In addition there is space for a vertical fridge/freezer. The room has a ceramic tiled floor, a ceiling light point, an extractor fan and an electric storage heater. There is access to the loft space above the extension from the utility room. Also from here are doors providing access to the ground floor bedroom and the wet room.

Ground Floor Bedroom 12' 4" x 7' 9" (3.76m x 2.36m)

A double bedroom with a window to the front elevation, a large fitted wardrobe, a ceiling light point and an electric storage heater.

Wet Room 8' 7" x 6' 6" (2.61m x 1.98m)

This beautifully appointed wet room has an opaque window to the rear and is fitted with a mains shower with ceramic seat, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic floor tiling with

electric underfloor heating, ceramic tiling to the walls and recessed ceiling spotlights. There is also a heated towel rail and an extractor fan.

First Floor Landing

The staircase rises from the lounge area to the first floor landing which has a window to the front elevation and doors into two further bedrooms and the family bathroom. The landing has a ceiling light point and provides access to the roof space.

Bedroom Two 13' 6" x 8' 10" (4.11m x 2.69m)

An excellent sized double bedroom with a window to the rear elevation, a large fitted wardrobe with sliding mirror doors, a ceiling light point and an electric storage heater.

Bedroom Three 11' 3" x 7' 10" (3.43m x 2.39m)

A further double bedroom with a window to the front elevation, a ceiling light point and an electric storage heater.

Family Bathroom 12' 2" x 5' 9" (3.71m x 1.75m)

This excellent sized and well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom is enhanced with a ceramic tiled floor and part ceramic tiling to the walls. There are two ceiling light points, an extractor fan and a heated towel rail.

Outside

The property stands in an enclave of five similar properties, all of which overlook the substantial block paved courtyard. This courtyard in turn leads to the carport (15'1" x 10'3") providing off road parking. At the front of this home are two small garden areas which contain an abundance of mature shrubs, plants and flowers. There is gated access via an archway to the side and rear gardens.

Side and Rear Gardens

To the side is a substantial block paved area. The timber garden shed is included within the sale. This block paved area continues around to a patio which is located adjacent to the conservatory. The remainder of the garden is fully enclosed, enjoys a high degree of privacy and is laid to a well maintained lawn edged with borders containing a variety of mature shrubs, plants and trees.

Council Tax

The property is currently in Band B.

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

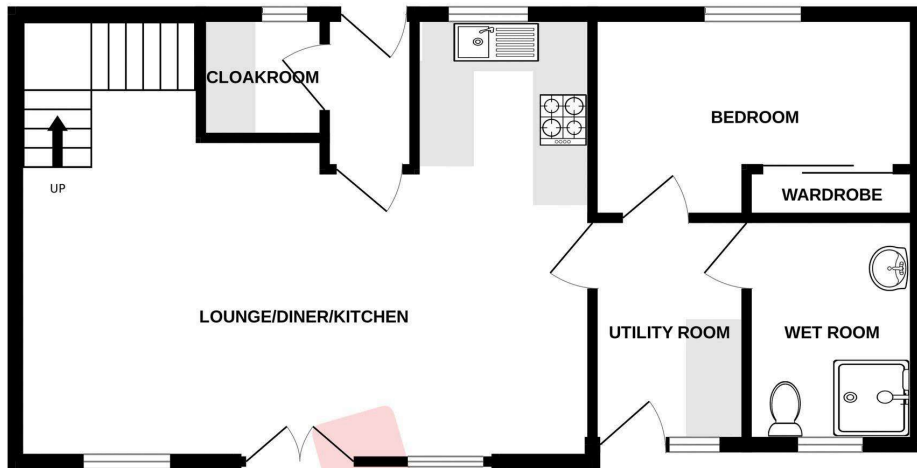
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007509 17 October

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



CONSERVATORY

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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