



Collinson Lane, Fernwood Newark NG24 3GJ

welcome to

Collinson Lane, Fernwood Newark

**** NO ONWARD CHAIN! **** This fantastic five bedroom detached family home is ideally located on a quiet Cul-De-Sac within the sought after village of Fernwood with easy access into Newark town centre and A1 for commuters.



Entrance Hall

A bright and welcoming entrance with stairs rising to the first floor.

Wc/Cloakroom

Leading off the entrance there is a downstairs cloakroom with WC, wash hand basin and radiator.

Living Room

12' 11" max x 22' 10" (3.94m max x 6.96m)

A generous sized dual aspect living room with double glazed window to the front, double glazed French doors to the rear, two radiators and gas fire.

Dining Room

12' 3" x 10' 5" (3.73m x 3.17m)

A separate dining room with radiator and double glazed window to the rear.

Reception Room

17' 2" x 11' (5.23m x 3.35m)

Conservatory

A fantastic addition to the property is this larger than average conservatory with double glazed windows all around and access from the kitchen and living room.

Kitchen

19' 8" x 19' 6" max (5.99m x 5.94m max)

A range of low and eye level units with gas hob, extractor, oven, sink and space for dishwasher. In addition, the kitchen offers a central island ideal for food preparation and a double glazed window to the rear and double glazed French doors leading out to the garden.

Utility Room

A range of low and eye level units with boiler housing, plumbing for washing machine and space for fridge/freezer.

First Floor Landing

First floor landing with access into all five bedrooms, family bathroom and loft access.

Master Bedroom

23' 8" x 15' 8" (7.21m x 4.78m)

A generous DOUBLE bedroom with an extensive range of built in wardrobes, double glazed window to the rear and radiator.

En-Suite

A part tiled four piece en-suite bathroom comprising of WC, wash hand basin, bath, shower, radiator and obscured double glazed window to the side.

Bedroom Two

9' 4" x 15' 5" (2.84m x 4.70m)

En-Suite

A three piece en-suite with part tiled walls, WC, wash hand basin, shower, radiator and obscured double glazed window to the side.

Bedroom Three

11' 4" x 12' 2" (3.45m x 3.71m)

A further DOUBLE bedroom with built in wardrobes, radiator and double glazed window to the rear.

Bedroom Four

11' 4" x 8' 4" (3.45m x 2.54m)

A good sized fourth bedroom with built in wardrobes, radiator and double glazed window to the front.

Bedroom Five

12' 6" x 9' 2" (3.81m x 2.79m)

Another good sized bedroom with built in wardrobes, radiator and double glazed window to the rear.

Family Bathroom

A four piece family bathroom with part tiled walls, WC, wash hand basin, bath, shower, radiator and obscured double glazed window.

Outside Front Garden

The front of the property benefits from driveway parking for two cars, paved path leading to the front door and gated side access.

Rear Garden

The rear of the property is enclosed with timber fencing with mainly laid to lawn with paved patio.

Double Garage

The property benefits from a double garage with two up and over doors.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Collinson Lane, Fernwood Newark

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- THREE RECEPTION ROOMS & CONSERVATORY
- TWO EN-SUITE BATHROOMS & FAMILY BATHROOM
- KITCHEN & UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£460,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK105860 - 0002

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