



19 The Poppyfields

Collingham, Newark, NG23 7SE

£290,000

A two bedroomed bungalow set within the Gusto built Beaufields over 55's development in the sought-after village of Collingham. The bungalow comprises two bedrooms, en-suite to the master bedroom, lounge, kitchen and dining area and family bathroom. The bungalow is double-glazed throughout and well insulated. It is fully electric and the efficient heating system is via ground source heat pump with an additional Lynx Heating and Air Conditioning system. As a resident you will have full access to the communal facilities at Beaufields House which includes a residents lounge and a hobby room with a variety of events and activities. Beaufields House also offers access to a visitors suite which can be pre booked for overnight guests. Further facilities include the communal gardens.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Collingham village has many amenities including local supermarkets, medical centre, dental practice, pharmacy, post office and village pubs. It also boasts a bowls club, cricket club, tennis club and village football club. Collingham station provides easy access to Newark, Lincoln and Nottingham. Collingham has easy access to the A1 and East Coast Main Line train services.



Entrance Lobby 1.68m x 1.52m (5'6" x 5'00")

Door opens to the entrance lobby with full height cupboard.

Kitchen and Dining Area 6.22m x 3.38m (20'5" x 11'1")

The kitchen is professionally fitted with a range of wall and base units surmounted by a working surface and inset with a composite sink and drainer. Window to the front elevation. Integrated appliances include electric hob with extractor over, electric oven and microwave, dishwasher and washing machine. Dining area.

Home Office Area Ideal space for desk space. Radiator.

Lounge 4.80m x 3.38m (15'9" x 11'1")

Having patio doors opening to the patio area. Additional hot and cold air wall mounted unit. Radiator.

Inner Lobby Doors off to the bedrooms and family bathroom. Storage cupboard.

Master Bedroom 4.80m x 3.10m (15'9" x 10'2")

Window to the rear elevation. Fitted wardrobe with mirrored front. Radiator.

En-suite 2.39m x 1.65m (7'10" x 5'5")

Fitted with a white suite comprising low suite WC, wash hand basin and shower cubicle. Window to the side elevation. Wall mounted towel radiator.

Bedroom Two 3.23m x 3.07m (10'7" x 10'1")

Window to the side elevation. Radiator.

Bathroom 2.69m x 1.68m (8'10" x 5'6")

Having a white suite comprising panelled bath with shower over, low suite WC and wash hand basin. Mirror fronted cabinet. Wall mounted towel radiator.

Rear Patio The patio door opens from the lounge to the block paved patio area and communal garden.

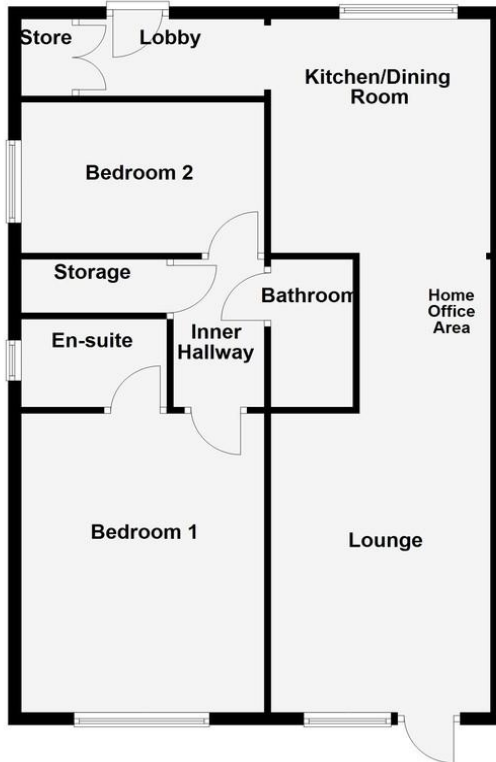
Garage 5.97m x 3.15m (19'7" x 10'4")

A single garage with an electric up and over door, and sealed floor. The garage has double power socket, light and water supply.

Management Company

Each owner becomes a shareholder of the management company meaning owners can collectively decide how their Annual Service charge is allocated. This charge (currently £870.63) covers the maintenance of all communal facilities and open spaces, cleaning and caretaking of communal areas, fully protected sinking fund and insurances for areas outside each owners' personal ownership. Gardening for the bungalow is also provided through the Annual Service charge.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.