



## 19 The Poppyfields

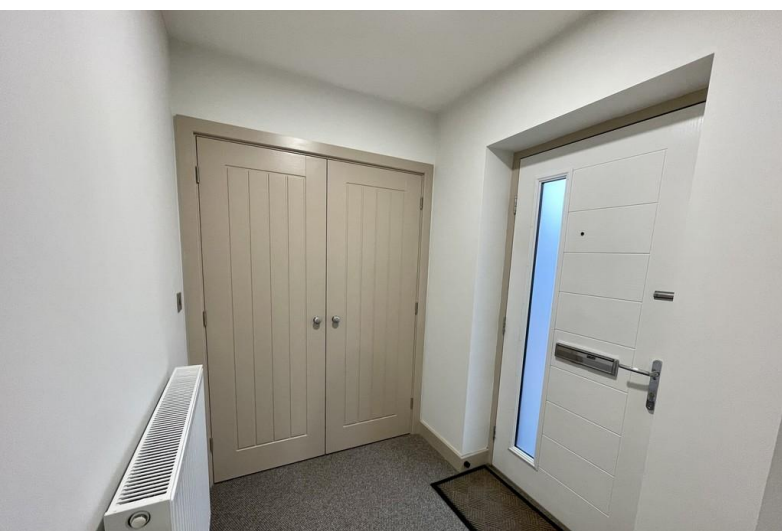
Collingham, Newark, NG23 7SE



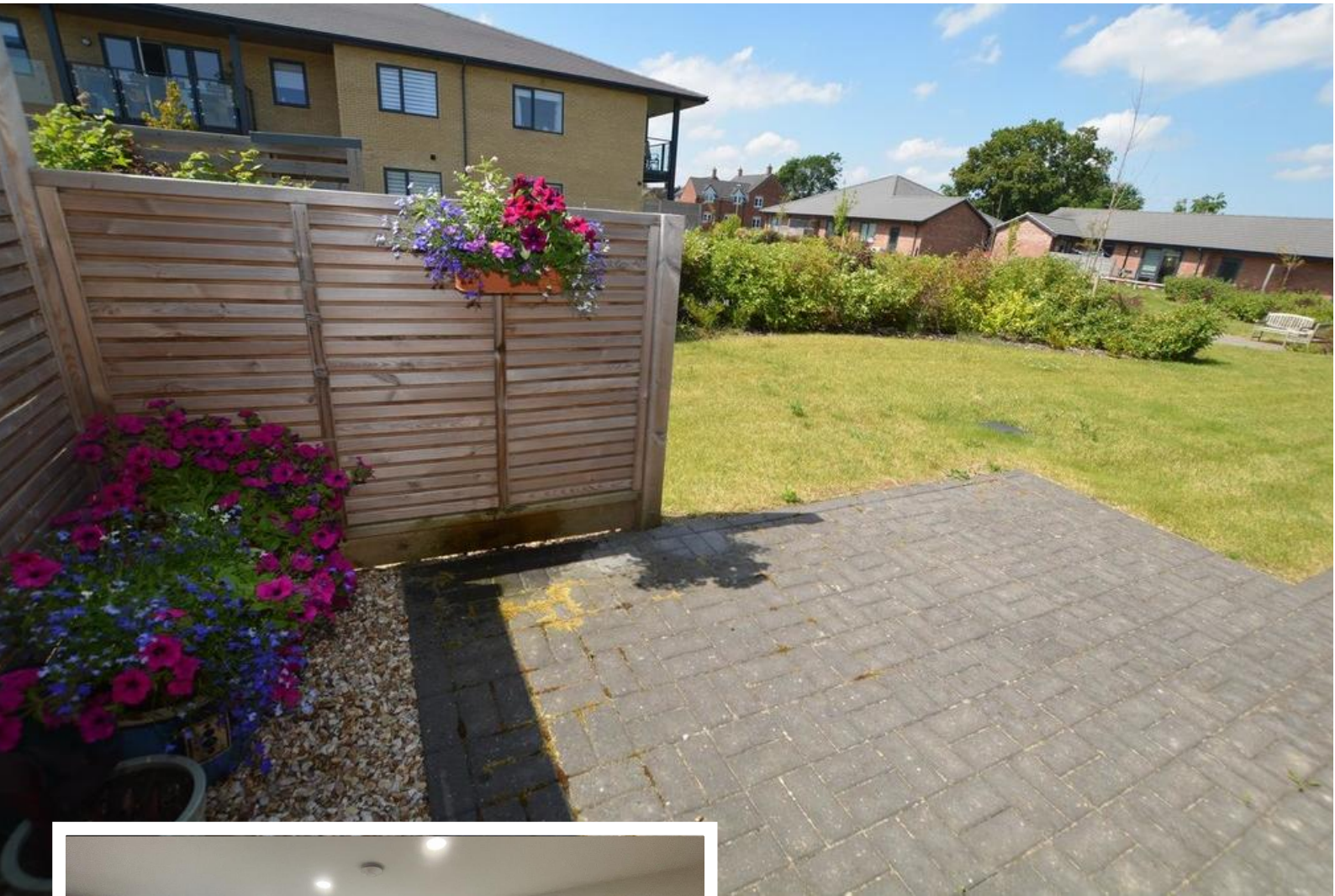
Book a Viewing

**£290,000**

**NO ONWARD CHAIN** - A two bedroomed bungalow set within the Gusto built Beaufields over 55's Development in the sought after village of Collingham. The bungalow has accommodation comprising two Bedrooms, En-Suite to the Master Bedroom, Lounge, Kitchen and Dining Area and Bathroom. The bungalow is double glazed throughout and well insulated. It is fully electric and the efficient heating system is via a 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.







**SERVICES** - Electricity is connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**EPC RATING** – B.

**COUNCIL TAX BAND** – C (Newark and Sherwood District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**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.







#### **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 and leading through to the Dining / Home Office Area.

#### **DINING AREA / HOME OFFICE AREA**

With radiator, space for a dining table/desk and leading through to the Lounge.

#### **LOUNGE**

4.80m x 3.38m (15'9" x 11'1") With patio doors opening to the patio area, additional hot and cold air wall mounted unit and radiator.

#### **INNER LOBBY**

With doors leading to two Bedrooms, Bathroom and a storage cupboard.

#### **MASTER BEDROOM**

4.80m x 3.10m (15'9" x 10'2") With window to the rear elevation, fitted mirror fronted wardrobe and radiator.

#### **EN-SUITE**

2.39m x 1.65m (7'10" x 5'5") Fitted with a white suite comprising low level WC, wash hand basin and shower cubicle, window to the side elevation and towel radiator.

#### **BEDROOM TWO**

3.23m x 3.07m (10'7" x 10'1") With window to the side elevation and radiator.

#### **BATHROOM**

2.69m x 1.68m (8'10" x 5'6") Having a white suite comprising panelled bath with shower over, low level WC and wash hand basin, mirror fronted cabinet and towel radiator.

#### **REAR PATIO**

The property has a small south west facing patio accessed from the living room and overlooking the communal gardens of landscaped lawns and flowerbeds, a delightful and maintenance free garden for the occupant.



## SINGLE GARAGE

5.97m x 3.15m (19'7" x 10'4") With an electric up and over door, sealed floor, double power socket, light and water supply.

### 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](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – HOW 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, Cullum, Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clearings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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

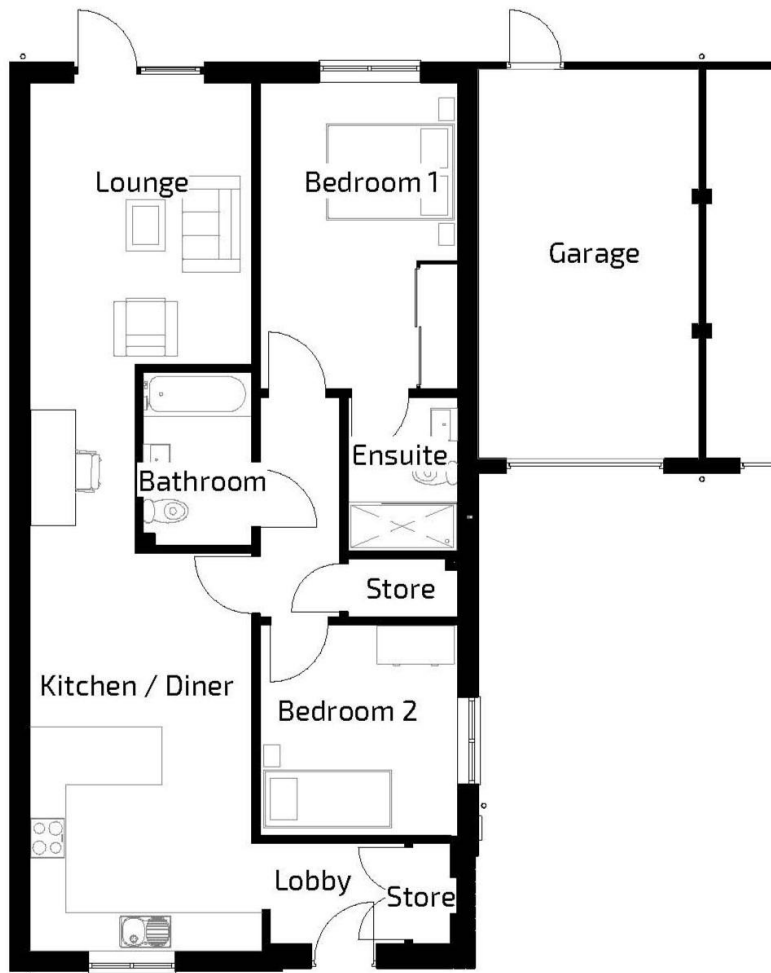
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 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 whatsoever in relation to this property.

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 whatsoever 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 herein as not verified.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



26 Kirkgate  
Newark  
NG24 1AB

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH

[info@mundys.net](mailto:info@mundys.net)  
01673 847487

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.