

7 Horseshoe Cottages

Collingham, Newark, NG23 7SA



Book a Viewing

Guide Price
£225,000 - £230,000

NO ONWARD CHAIN - Situated in a quiet cul-de-sac location, this modern semi-detached house offers well appointed accommodation throughout which includes a spacious Open Plan Kitchen/Living Room, Cloakroom/WC, two double Bedrooms and Shower Room. Outside to the front there is off road parking for two vehicles, an enclosed rear lawn garden with patio area and power and internet connection for rear Home Office if required.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.





UPGRADING WORKS

The current owner has upgraded the property from its original design to add:-

Wooden work surfaces and a breakfast bar/counter with wooden work surface over in the Kitchen;

Two fitted cupboards;

USB-B & C power points;

Nest heating thermostat;

Dimmer spotlights to the Ground Floor and Bedroom Two; and

Belfast sink and Quooker instant hot water tap.

ACCOMMODATION

A glazed panelled entrance door leading to the:-

OPEN PLAN KITCHEN

14' 11" x 11' 5" (4.55m x 3.48m) Fitted with a range of wall, base units and drawers with wooden work surfaces over, inset sink unit with mixer tap, double glazed window to the front elevation, CDA electric oven with fitted microwave over, CDA electric hob with extractor fan over, integral fridge freezer, breakfast bar/counter unit with wooden work surface over, recessed cupboards, wiring for speakers (but speakers not included) and concealed Ideal Logic combi boiler.

OPEN PLAN LOUNGE

12' 5" x 11' 11" (3.78m x 3.63m) With double glazed double doors leading to the rear garden, radiator, wiring for speakers (but speakers not included), under stairs storage cupboard and additional storage cupboard with shelving.

CLOAKROOM

3' 3" x 5' 5" (0.99m x 1.65m) With low level WC, wash hand basin, splash-back surround and radiator.

FIRST FLOOR LANDING

With access to boarded out roof space.

BEDROOM ONE

12' 8" x 8' 5" (3.86m x 2.57m) With two double glazed windows to rear elevation, mirrored wardrobes and radiator.

BEDROOM TWO

15' 0" x 7' 10" (4.57m x 2.39m) With two double glazed windows to front elevation and radiator.





SHOWER ROOM

5' 6" x 6' 11" (1.68m x 2.11m) With suite to comprise of walk-in shower with fully tiled surround, low level WC and wash hand basin, double glazed window to side aspect and heated towel rail.

OUTSIDE

To the front of the property there is a block paved hard-standing area providing off road parking for two vehicles, a power cable has also been fitted to allow the installation of an EV charging point, if required. To the side there is gated access leading to the totally enclosed rear garden which is principally laid to lawn with a slabbed patio area. Power cables and internet have been laid to the corner of the rear garden to allow the option to add a Home Office, if required.



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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 these 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.

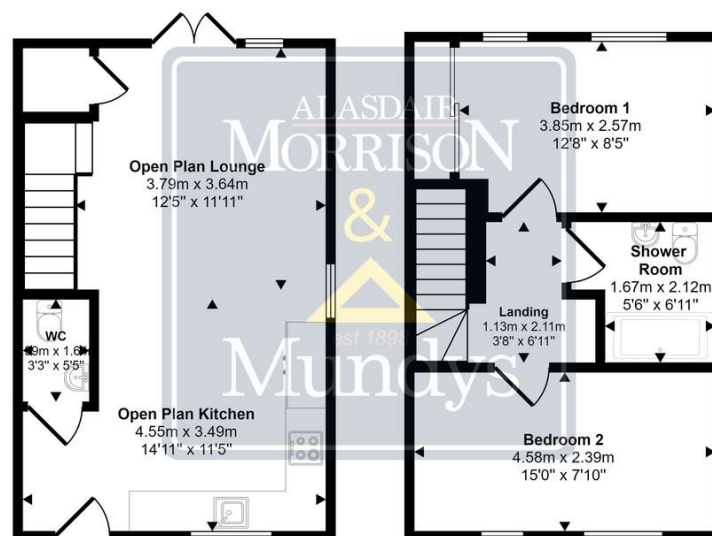
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Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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