



The Hendrix, Plot 9 Woods End Collingham, NG23 7DZ



Book a Viewing

**Guide Price
£325,000**

Brand New Detached Bungalow situated at the head of this quiet cul-de-sac on the outskirts of Collingham. Superior attention to detail is evident throughout the property. The Hendrix bungalows are contemporary and considerably designed with high quality fixtures and fittings. The bungalows benefit from modern and efficient warm air heating system with summer comfort cooling, heat recovery ventilation system, solar PV panels seamlessly inset into the roof and fibre direct to property broadband connection. All bungalows include vinyl flooring as standard, USB sockets, TV points, external power (car charging capable) and spot lighting. Please contact the agent if you would like to register your interest or would like further information. Should you wish to proceed, a deposit of £1,000 will secure your Plot. This deposit is part-refundable up until the point where either party has instructed solicitors, it then becomes non-refundable.



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EPC RATING – to follow.

COUNCIL TAX BAND – TBC. The annual service charge for plot 9 is £631.94 per annum

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.

THE BEAUFIELDS

The Beaufields has been designed as a community for the



over 55's who are looking to enjoy their free time in a new low maintenance home. Imagine the peace of mind from knowing your home is covered by a structural 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House. Imagine having more time to spend on the people and things you love. As a resident of the The Beaufields, you will have full access to excellent communal facilities including a resident lounge and a hobbies room as well as all of the outdoor spaces. There is also a luxurious visitor's suite that can be pre-booked for overnight guests. An on-site Community and Estates Manager is responsible for the running of the development including assisting residents with a schedule of events and activities. They will also be able to offer guidance on accessing extra care provisions should you need additional help at any time.

SERVICE CHARGE

Service charge cost is £870.39 per annum and includes:
Maintenance of public open spaces and unadopted roadways within the development;
Grounds maintenance of the communal gardens;
Cleaning within the internal communal areas of Beaufields House;
Use of the communal lounge and community room in Beaufields House;
Ability to book the guest suite for use by your friends and family (£50 per night);
Necessary insurances for areas outside of your personal ownership; and
Fully protected reserve.

ACCOMMODATION

A front entrance door with double glazed inset panel leads to the entrance hall.

ENTRANCE HALL

11' 1" x 6' 10" (3.38m x 2.08m) With a large recessed storage cupboard, central heating control panel and further cupboard housing the cylinder, solar control panel and electric circuit breaker.

OPEN PLAN LIVING, DINING AND KITCHEN:-

OPEN PLAN LIVING AREA

18' 4" x 11' 0" (5.59m x 3.35m) With a double glazed door and two double glazed windows to the rear elevation and open plan to the kitchen area.

OPEN PLAN KITCHEN AREA

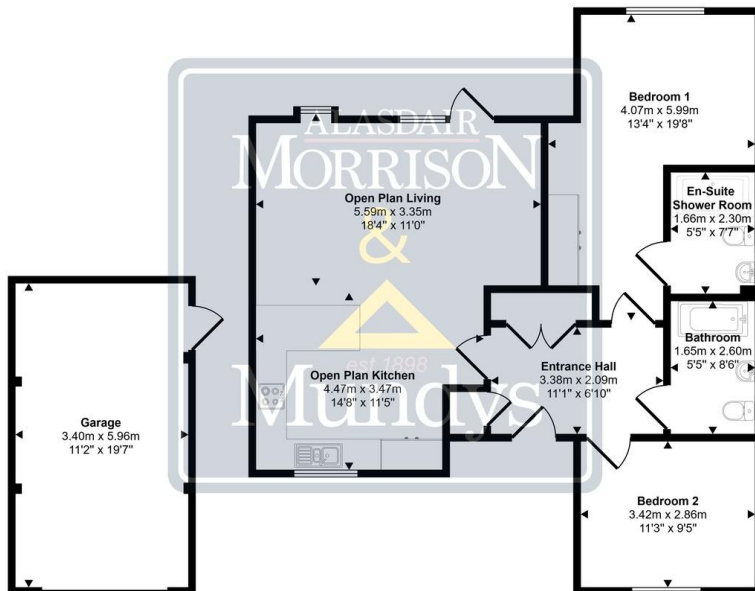
14' 8" x 11' 5" (4.47m x 3.48m) With breakfast bar, Hotpoint electric oven with Hotpoint microwave over, integrated fridge and freezer, integrated Hotpoint dishwasher, corner carousel units, Hotpoint inset hob with extractor hood over, fitted with a range of wall, base units and drawers with work surfaces over, inset sink unit, double glazed window to front elevation and work surface lighting.

BEDROOM 1

13' 4" x 19' 8" (4.06m x 5.99m) With a fitted double mirror fronted wardrobe with hanging rail and shelving, double glazed window to rear elevation, access to roof space and



Approx Gross Internal Area
100 sq m / 1076 sq ft



Garage
Approx 20 sq m / 218 sq ft

Floorplan
Approx 80 sq m / 858 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.

door off to the en-suite.

EN-SUITE SHOWER ROOM

5' 5" x 7' 7" (1.65m x 2.31m) With suite to comprise of walk-in shower with fully tiled surround and glazed side screen, low level WC and wash hand basin, heated towel rail and wall mounted mirror and double glazed obscured glass window to side elevation.

BEDROOM 2

11' 3" x 9' 5" (3.43m x 2.87m) With a double glazed window to front elevation.

BATHROOM

5' 5" x 8' 6" (1.65m x 2.59m) With suite to comprise of bath with shower over, glazed side screen and fully tiled surround, wash hand basin with splash-back tiling and low level WC, heated towel rail, wall mounted mirror and double glazed obscured glass window to side elevation.

OUTSIDE

To the front of the property there is an external tap, power and lighting, a lawned garden with shrub border and a block paved driveway and pathway giving access to the front door, side gate and garage. To the side of the property there is an enclosed lawned area with an external power point and a block paved pathway leading to the rear garden which is totally enclosed and principally laid to lawn with a fenced perimeter. To the other side of the property there is a further lawned area which is totally enclosed with a fenced perimeter and there is external lighting.

GARAGE

11' 2" x 19' 7" (3.4m x 5.97m) With an electric up and over door, light, power, eaves storage and side courtesy door.

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

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 - 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 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein 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.