



23 The Hemplands, Collingham, Newark,
Nottinghamshire, NG23 7PE

£239,950
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

**** NO CHAIN ****

A well presented detached 2/3 bedroomed bungalow situated in this well served and popular village location. The living accommodation has the benefit of gas fired central heating and uPVC double glazed windows and there are attractive and enclosed gardens to the front and rear, a driveway and single garage.

Ideal for those seeking a retirement bungalow.

The accommodation comprises; entrance porch, entrance hall, 15.ft lounge, 14.ft breakfast kitchen fitted with light oak units. There are 2/3 bedrooms with the third bedroom currently used as a dining room. uPVC double glazed conservatory and bathroom with a modern Ideal Standard suite. Viewing is highly recommended and the property is sold with the benefit of No Chain.

Collingham is a very well served village location with a range of amenities including a modern Co-op store, butchers, newsagents, a medical centre, primary school and the community owned Royal Oak pub and restaurant. The village has regular bus services connecting to Newark. There is a railway station in Collingham connecting to Lincoln and Nottingham and a convenient car park for commuters. The village is surrounded by beautiful countryside which can be accessed by a network of public footpaths and country lanes, ideal for walking and cycling.

There is also an RSPB managed Nature Reserve on the outskirts of the village. Newark, Nottingham and Lincoln are all within commuting distance. Newark (5 miles) has excellent shopping facilities including a recently opened M&S Food, also Waitrose, Morrisons, Asda and Aldi supermarkets.

The bungalow is likely to have been built in the early 1980's by Brackenbury Homes and is constructed of brick elevations under a tiled roof. The living accommodation is more fully described as follows:

ENTRANCE PORCH

uPVC double glazed with a triple poly-carbonate roof and front entrance door.

ENTRANCE HALL

13'1 x 2'11 + 8'10 x 4'8 (3.99m x 0.89m + 2.69m x 1.42m)

Front entrance door, radiator, coved ceiling, airing cupboard housing hot water cylinder and shelving. Loft access hatch with ladder.

LOUNGE

15'4 x 12'9 (4.67m x 3.89m)



uPVC double glazed front facing window, wall mounted gas fire, coved ceiling, radiator and TV point.

BREAKFAST KITCHEN

14'4 x 9'4 (4.37m x 2.84m)



uPVC double glazed window to the side and rear elevation and uPVC double glazed rear entrance door. Double panelled radiator, part tiled walls. Original antique style light oak kitchen units with a range of base cupboards and drawers with working surfaces over, 1.5 bowl sink and drainer. Tiling to splash backs, plumbing for washing machine, space for a dryer, space for a tall fridge/freezer. Integrated appliances include a Hotpoint electric double oven, Philips gas hob, extractor fan over. 'L' shaped unit with further base cupboards and drawers and working surfaces over. Wall mounted cupboards including a leaded light display cabinet. Integral breakfast table and cupboard.



BEDROOM ONE

13'5 x 8'5 (4.09m x 2.57m)



With radiator, uPVC double glazed window to the rear elevation, three built-in double wardrobes, coved ceiling.

BEDROOM TWO

10'5 x 7'6 (3.18m x 2.29m)



With uPVC double glazed window to the front elevation, radiator, built-in double wardrobe and wall cupboards over bed space.

BEDROOM THREE/DINING ROOM

10' x 8'10 (3.05m x 2.69m)



Radiator, sliding aluminium framed double glazed patio doors give access to conservatory.

CONSERVATORY

9'4 x 6'5 (2.84m x 1.96m)



uPVC double glazed with a poly-carbonate roof covering and a set of French doors leading to the garden.

BATHROOM

7'10 x 5'11 (2.39m x 1.80m)



With uPVC double glazed window to the side elevation. Radiator. A modern Ideal Standard suite comprising; low suite WC, wash hand basin and vanity cupboard, panelled bath with a wall mounted electric Mira shower over and a tempered glass shower screen. Extractor fan, fully tiled walls in the shower area. This room has three walls that are fully tiled and one part tiled wall.

OUTSIDE



The property occupies a generous sized plot with gardens to the front and rear.

To the frontage there is a brick built boundary wall, a level concrete driveway leading to the single garage. The front garden is laid to lawn with borders and there is a path leading to the front porch.

There is a pleasant enclosed garden to the rear which is not overlooked, with paved patio and path. Lawned areas with gravelled borders, timber garden shed and summer house, a concrete path to the side gives access to a gate leading back to the frontage.



SINGLE GARAGE

19'9 x 9'6 (6.02m x 2.90m)

Modern Everest roller up and over door, uPVC double glazed window and door to the rear. Double power point and light, wall cupboards and a cold water tap.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX BAND

Band C under Newark and Sherwood District Council

Floor Plan

Approx. 86.1 sq. metres (926.9 sq. feet)



Total area: approx. 86.1 sq. metres (926.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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