



**Mokum Cottage, Coney Green, Collingham,
Newark, NG23 7QJ**

£425,000
Tel: 01636 611811

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Mokum Cottage is a delightful three bedroom detached period cottage situated on a secluded plot of 0.59 acres or thereabouts on the outskirts of Collingham Village in a beautiful countryside location.

This idyllic cottage has well presented living accommodation throughout which has the benefit of an oil fired central heating system and uPVC double glazed windows. The living accommodation comprises entrance hall, dining kitchen, dining room/lounge, family room, bedroom three/study and a wet room with WC and a walk-in shower. On the first floor there are two double bedrooms, an en-suite dressing room and a shower room. Outside, outbuildings include a boiler room housing the oil fired central heating boiler and a 33 ft long Nissen hut which could be used for car parking or general garden storage. The delightful gardens are secluded and extend to the front of the cottage with the main area of garden being on the Eastern side. There is a gravelled area and patio area to the front with the mature tree-lined boundaries giving a high degree of privacy.

We feel the plot offers potential to further extend the property subject to the relevant planning permission.

If you are looking for a family home with a large plot and an idyllic countryside setting this could be the one for you. Viewing is highly recommended.

Mokum Cottage is situated at Coney Green, on the outskirts of Collingham, within a one mile drive of the village amenities which include a modern Co-operative store, a one stop convenience shop, butcher's shop, newsagents and medical centre with doctor's surgery, pharmacy and dentist. Additionally, there is the community run Royal Oak pub and restaurant. The John Blow Primary School in the village has a good Ofsted report and Collingham village also falls within the catchment area of Tuxford Academy which is rated good by Ofsted. Other village amenities to note are a fish and chip shop, Chinese takeaway, hairdressers, pre-school and library. Country lanes, bridleways and footpaths extend into the adjoining countryside, nature reserves and towards the River Trent which are ideal for those who enjoy walking and cycling.

The cottage is constructed of rendered elevation under a pantile roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE PORCH

6'7 x 3'10 (2.01m x 1.17m)

With uPVC double glazed entrance door to the front and inner door leading to the entrance hall.

ENTRANCE HALL

SHOWER ROOM

8'7 x 8'2 (2.62m x 2.49m)



This room has fully tiled walls and a ceramic tiled floor, a white suite with low suite WC and a pedestal wash hand basin. There is an accessible walk-in shower with glass screen, wall mounted electric shower, full tiling to the walls and floor which also has a drain. Cupboard housing hot water cylinder, uPVC double glazed window to rear elevation, double panelled radiator.

DINING ROOM

10'7 x 9'7 (3.23m x 2.92m)



uPVC double glazed window to the front elevation, double panelled radiator, beamed ceiling with stairs off, feature window and alcove. Attractive brick built fireplace with beam over and a quarry tiled hearth houses a multi-fuel stove.

SNUG SITTING ROOM/BEDROOM THREE

9'8 x 5'10 (2.95m x 1.78m)

A dual aspect room with two uPVC double glazed windows, radiator and wall lights.

LOUNGE

20'10 x 10'9 (6.35m x 3.28m)



This room is part-divided with a feature, brick built, arch fireplace with quarry tiled hearth. There are two uPVC double glazed windows to the front elevation, double panelled radiator, beamed ceiling, brick-built TV plinth with stone top.



FAMILY/PLAY ROOM

9'10 x 10' (3.00m x 3.05m)



uPVC double glazed window to the front elevation, double panelled radiator, vaulted ceiling with exposed beams and an open pine staircase rises to a mezzanine gallery with pine balustrade. This is an interesting feature, ideal for children, which could be used as a reading or sleeping gallery.

KITCHEN

11'9 x 11'5 (3.58m x 3.48m)



A dual aspect room with uPVC double glazed windows to the front and side elevations, space for a dining table.

Range of fitted light oak kitchen units comprise base units and drawers with working surfaces over, inset Blanco composite one and a half bowl sink and drainer, good quality wall tiling to the splash backs complimented by part exposed brick work behind the cooking appliances, wall mounted cupboards. Integrated appliances include electric oven, hob, extractor and a fridge/freezer. Double panelled radiator.

FIRST FLOOR

LANDING

DRESSING ROOM

11'1 x 6'11 (3.38m x 2.11m)



uPVC double glazed window to the front elevation, radiator, built-in wardrobe, centre opening doors connecting to Bedroom One.

BEDROOM ONE

11'8 x 10'9 (3.56m x 3.28m)



uPVC double glazed window to the front elevation, double panelled radiator and single panelled radiator. Two built-in double wardrobes and two built-in cupboards, vaulted ceiling.

BEDROOM TWO

10'9 x 9'11 (3.28m x 3.02m)



uPVC double glazed window to the front elevation, double panelled radiator, built-in double wardrobe, vaulted ceiling.

SHOWER ROOM

9'8 x 5'7 (2.95m x 1.70m)



uPVC double glazed window to the rear elevation, radiator, part tiled walls with glass mosaic tiled border. White suite comprising low suite WC and pedestal basin, double shower with curved glass screen, drying area and a wall mounted electric Mira Go shower.

OUTSIDE



Mokum Cottage occupies a plot of 0.59 acre or thereabouts. To the front of the cottage there is a gravelled area and a low brick built wall. Also extending along the frontage of the cottage is a block paved patio terrace. The front garden is laid to lawn and this extends to the post and rail fence at the front boundary. The garden is planted with a variety of shrubs and includes a circular design raised bed. Additionally, there is a gravelled area with pergola over and a trellis screen and timber built garden shed.





BOILER ROOM

6' x 5'4 (1.83m x 1.63m)

Housing Worcester oil fired central heating boiler, PVC oil storage tank.

NISSEN HUT

33' x 16' (10.06m x 4.88m)

Suitable for vehicle and general garden storage.

GARDENS



The majority of gardens are to the East side of the cottage and extend to the heavily tree-lined boundaries which allow a great degree of privacy. The gardens are laid to

lawn and planted with a good variety of trees. A plan is attached to these particulars for identification purposes only.



SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank. The central heating system is oil fired.

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.

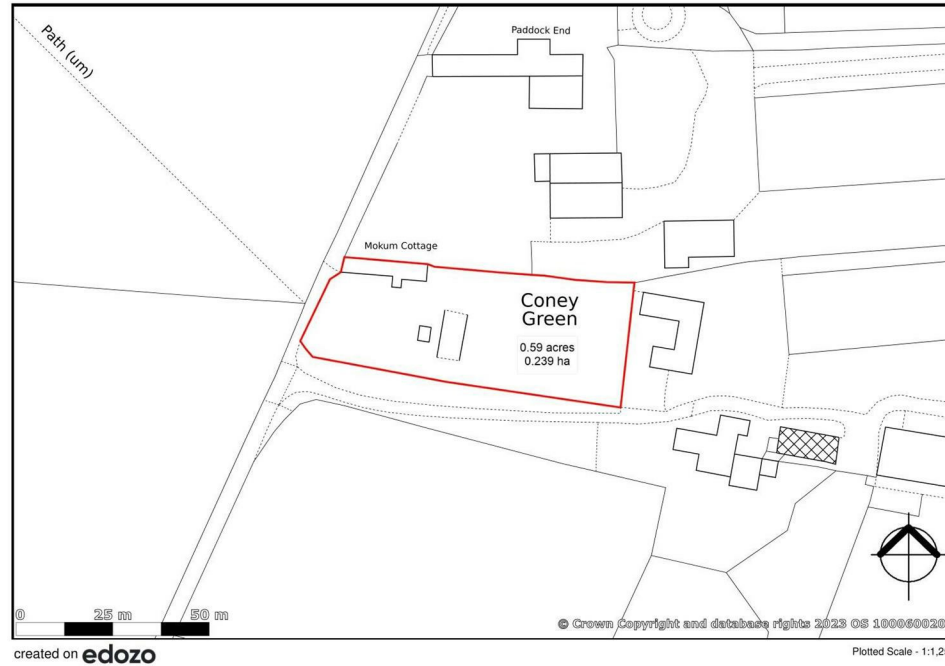
COUNCIL TAX

This property comes under Newark and Sherwood District Council Tax Band D.



Total area: approx. 128.6 sq. metres (1384.5 sq. feet)

Mokum Cottage, Coney Green, Collingham, Newark, NG23 7QJ



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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