



10 Brook Lane, Collingham, Newark, NG23
7QY

£595,000
Tel: 01636 611811

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

*** MODERN OPENPLAN LIVING ***

A superb executive style, five bedroom detached, solar electric home set within a well landscaped development in Collingham village which has an excellent range of amenities. This clean energy home features a 4.5Kw ray of Photovoltaic panels first supply electricity and GIV energy storage batteries. There are triple glazed windows. Other features include improved air tightness and increased wall and loft insulation and this new home is heated using clean, advanced, infrared technology with the added advantage of two Mitsubishi air-conditioning units with inverter. Also, solar energy can get diverted to the hot water tank when not otherwise being used.

This modern eco-home is presented to a high standard and provides the following living accommodation: entrance hall with large storage cupboard beneath the stairs, WC with white suite, utility room with fitted units. The superb open plan living kitchen is fitted with high quality range of units and appliances and offers space for a dining table and large sofa with sliding patio doors to the rear elevation giving access to the patio and rear garden. There is a separate family living room.

First floor accommodation comprises an L-shaped landing, bedroom one with walk-in wardrobe, en-suite shower room and patio doors leading to a balcony, bedroom two with en-suite shower room. There are three further double bedrooms and a family bathroom.

Outside, to the frontage, there is a block paved driveway with parking for four cars, and a single garage. Outlook onto adjoining green space. To the rear of the house is a spacious enclosed garden with lawn and patio terrace.

This clean energy home offers ideal accommodation for a modern family looking to live in a well served village location with excellent amenities. Viewing is highly recommended.

Collingham is situated just six miles from Newark and within commuting distance from Nottingham and Lincoln. There are nearby access points to the A46 and A1 dual carriageways. The village has a regular bus service to

Newark and a railway station with commuters car park and train services connecting to Lincoln, Newark and Nottingham. Village amenities include a modern Co-operative store with parking, a One Stop convenience store, a family run butcher's shop, newsagents, medical centre with doctor's surgery, pharmacy and a dentist and there is the community run Royal Oak pub. The John Blow primary school in the village has a good Ofsted report and Collingham 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 a library.

For those that enjoy outdoor activities local country lanes, bridleways and footpaths extend into the adjoining countryside and towards the river Trent, being ideal for walking and cycling.

The property is constructed with brick elevations with external feature cladding under a tiled roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

15'4 x 5'4 (4.67m x 1.63m)

Panelled front entrance door with double glazed light, spacious walk-in L-shaped storage cupboard below stairs.

WC

8'9 x 6'9 (2.67m x 2.06m)

With white suite comprising wash hand basin, low suite WC and electrically heated chrome towel radiator.

UTILITY ROOM

9'3 x 5'11 (2.82m x 1.80m)

OSO hot water tank, plumbing and space for automatic washing machine. Contemporary design fitted units include base cupboards with working surfaces over and stainless steel sink and drainer, triple glazed window to the side elevation.

OPEN PLAN LIVING AND DINING KITCHEN

31'10 x 16'3 (9.70m x 4.95m)



(narrowing to 13'10)



This spacious open plan room has a set of triple glazed sliding patio doors to the rear giving access to the garden, space for a large sofa and dining table, wall mounted Mitsubishi air conditioning unit, walk-in pantry with wall mounted shelving. Staircase to first floor with part dividing wall and glass screen, quality wood effect vinyl floor covering.



Range of high quality, matt finish, kitchen units comprise base units and drawers, working surfaces over with one and a half bowl composite sink and drainer, wall mounted cupboards. Integrated appliances include two Hotpoint electric ovens including combination microwave oven, Hotpoint induction hob, extractor, built in dishwasher and fridge freezer. Stylish glass wall tiling to the splash backs, triple glazed window to the front elevation



FAMILY SITTING ROOM

14'11 x 12'3 (4.55m x 3.73m)



With triple glazed window to rear elevation, television point.

FIRST FLOOR

LANDING

Wall mounted Mitsubishi air conditioning unit, two built-in storage cupboards with latted shelving and hanging rail.

BEDROOM ONE

14'10 x 13'1 (4.52m x 3.99m)



Walk-in wardrobe, 7'7 x 7'2, fitted with hanging rail,

shelving and chest of drawers. Loft access hatch and ladder. Triple glazed sliding patio doors give access to the balcony measuring 15'1 x 13'2, tinted glass balustrade, composite deck flooring and the roof overhang provides a canopy over.

EN-SUITE SHOWER ROOM

7'7 x 5'6 (2.31m x 1.68m)



Fitted with good quality white suite comprising low suite WC, Sottini Butler's sink set on a counter top with vanity cupboards under, double shower with Mira tray, glass screen, fully tiled walls, wall mounted shower over, electrically heated chrome towel radiator. Extractor fan, part tiled walls.

BEDROOM TWO

17'9 x 10'7 (5.41m x 3.23m)



This spacious double bedroom has a triple glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

10'7 x 4'1 (3.23m x 1.24m)



White suite comprising low suite WC and Sottini Butler's style sink set on a counter top with vanity cupboard below, double shower cubicle with tiling to walls, wall mounted shower, recessed shelf and a glass screen door, part tiled walls, triple glazed window.

BEDROOM THREE

15'6 x 9'3 (4.72m x 2.82m)



A good sized double bedroom with a fitted double wardrobe and sliding mirrored doors, triple glazed window to the rear elevation.

BEDROOM FOUR

11'7 x 9'4 (3.53m x 2.84m)

A double room with triple glazed floor to ceiling window to the front elevation.

BEDROOM FIVE

10'6 x 9'6 (3.20m x 2.90m)

A double room with triple glazed floor to ceiling window to the front elevation.

FAMILY BATHROOM

11'6 x 5'6 (3.51m x 1.68m)



Fitted with a stylish modern white suite comprising panelled bath with shower over, glass shower screen, fully tiled walls in the shower area, low suite WC. Sottini Butler's style sink set on a counter top with vanity cupboard below, wall cupboard and mirror door. Electrically heated chrome towel radiator.

OUTSIDE

SINGLE GARAGE

18'6 x 10'8 (5.64m x 3.25m)



Electric up and over entrance door, power and light

connected. Personal door at rear giving access to the rear garden. GIV energy storage batteries.



The property is situated on a corner plot and has an open plan frontage with a lawned and Privet hedging, block paved driveway proving off car standing for up to four cars, and access to the single garage. A wooden gate gives access to the enclosed rear garden which has close boarded wooden fencing to the boundaries. There is a block paved patio terrace and path along the rear of the house connecting to a further paved patio terrace. The roof and balcony overhangs provide pleasant sheltered areas.



The majority of this spacious garden area is laid to lawn

and enjoys a good degree of privacy. There is a timber built garden shed located to the side of the house and a block paved path gives access to the driveway gate.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, and drainage are all connected to the property. There is an array of integrated roof mounted Photovoltaic 4.5 Kw solar panels and GIV energy battery storage providing clean electricity. An externally mounted inverter provides power to the air conditioning units.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

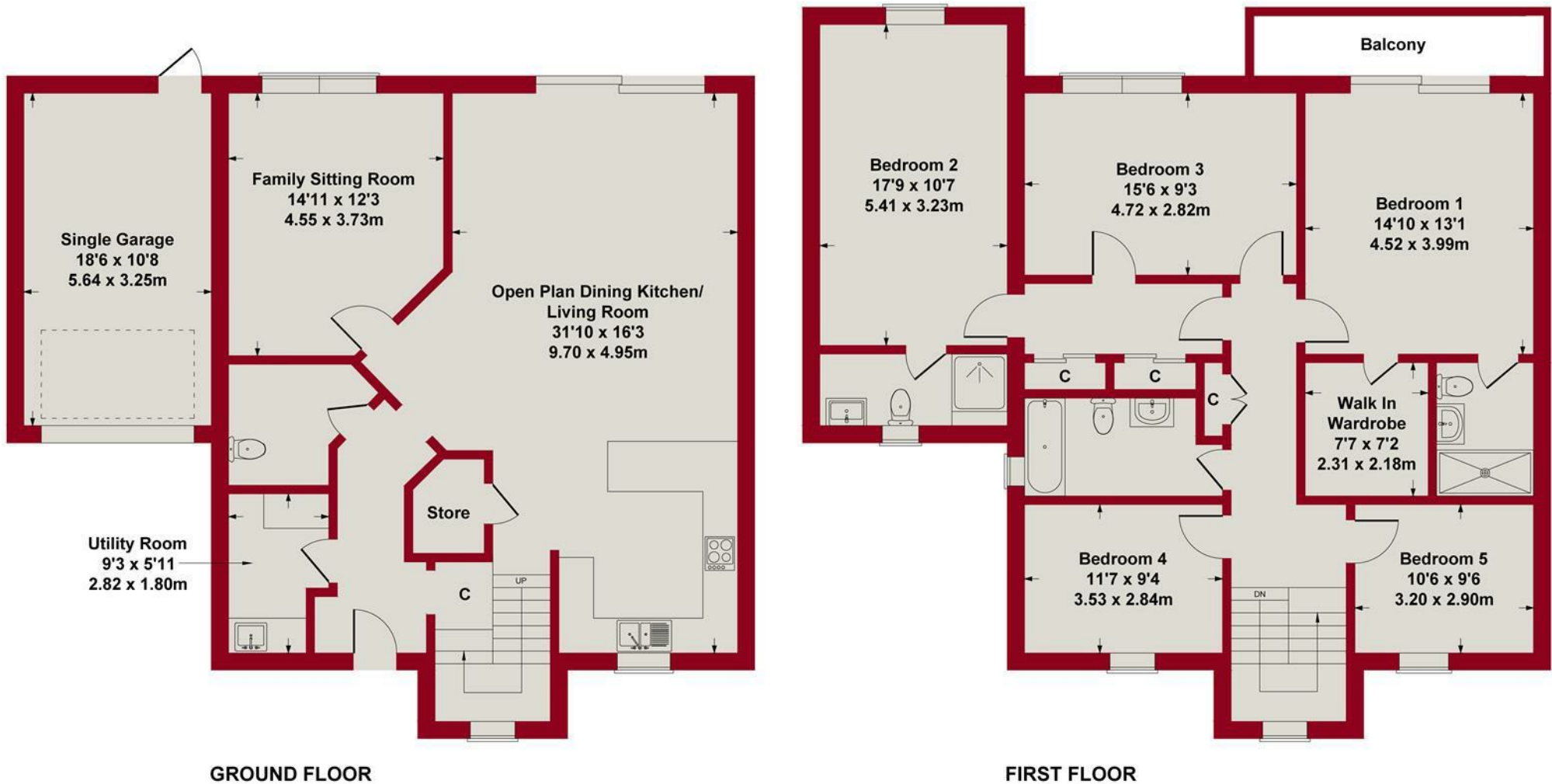
MORTGAGE

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band E.

Approximate Gross Internal Area
2379 sq ft - 221 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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



Surveyors, Estate Agents, Valuers, Auctioneers