



The Hemplands, Collingham



Asking Price £475,000



Key Features

- Extended Detached House
- Immaculately Presented Throughout
- Four DOUBLE Bedrooms
- Open Plan Living
- Two Ensuites, Family Bathroom & WC
- 36 Owned Solar Panels & Battery
- Double Garage
- Council Tax Band: E
- EPC Rating: A
- Tenure: Freehold





A well-presented, extended modern detached house situated in the very popular and well served village of Collingham. The property's accommodation comprises to the ground floor: an entrance hall, spacious lounge, WC, study/home office and a wow factor open plan breakfast kitchen with breakfast island and integrated appliances which include a ceramic hob with extractor over, double oven/microwave and dishwasher this beautiful kitchen is open plan into a bright living dining area with a separate utility off. To the first floor you will find four DOUBLE bedrooms, master with fitted wardrobes and ensuite, bedroom two also has a fitted wardrobe and ensuite. There is also a family bathroom and a personal door into loft storage.

The property benefits from 36 Solar Panels and battery storage making this property very energy efficient. The property has a double garage and double driveway with an electric car charging point. Further benefits are UPVC double glazing, gas central heating and enclosed rear garden with a fantastic covered outdoor entertainment area.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge 15'11" x 12'11" (4.9m x 3.9m)

Breakfast Kitchen 20'8" x 10'9" (6.3m x 3.3m)

Living Room 20'4" x 8'8" (6.2m x 2.6m)

Utility Room 7'0" x 6'11" (2.1m x 2.1m)

WC 7'1" x 3'7" (2.2m x 1.1m)

Study 14'2" x 7'8" (4.3m x 2.3m)

First Floor Landing

Bedroom One 12'10" x 12'11" (3.9m x 3.9m)
maximum measurements

Ensuite 9'5" x 5'0" (2.9m x 1.5m)

Bedroom Two 13'5" x 10'11" (4.1m x 3.3m)
maximum measurements

Ensuite 9'0" x 4'3" (2.7m x 1.3m)

Bedroom Three 14'0" x 9'10" (4.3m x 3m)

Bedroom Four 10'11" x 8'0" (3.3m x 2.4m)

Bathroom 7'9" x 7'8" (2.4m x 2.3m)

Double Garage 17'9" x 18'4" (5.4m x 5.6m)
maximum measurements

Solar Panels

The property has 36 owned solar panels and a battery. The vendor has advised that currently 16 panels are on a FIT tariff and 20 on a SEG tariff. For further information please contact the office.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

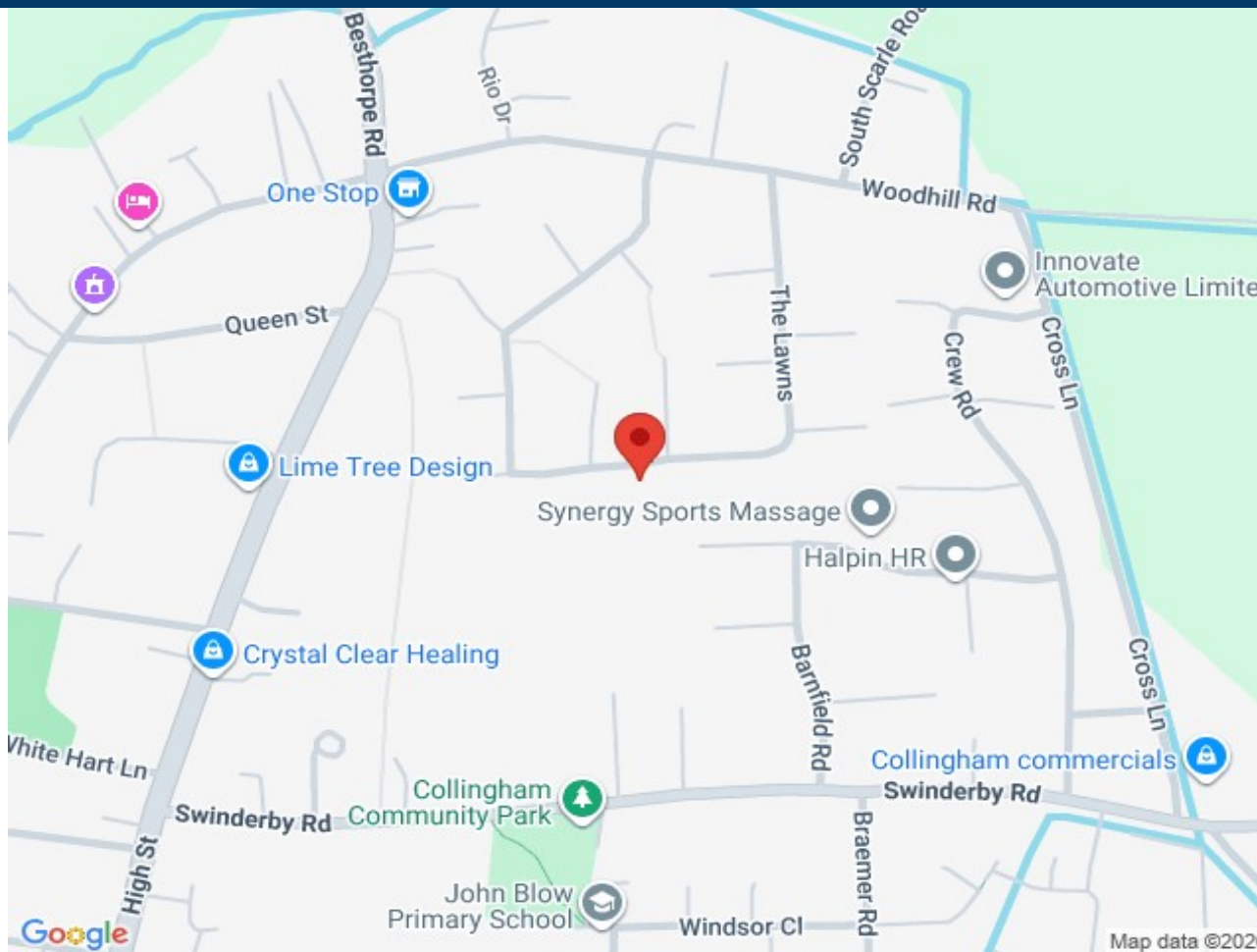
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

