Pitomy Drive, Collingham

Guide Price £240,000 to £250,000

NEWTON FALLOWELL

Pitomy Drive

Collingham, Newark

MARKETED WITH NO CHAIN Occupying a peaceful position on the edge of the highly sought-after and well-served village of Collingham, this superb modern end-terrace home offers beautifully presented, spacious accommodation throughout, together with generous parking facilities, making it an ideal home ready to move straight into.

The property's accommodation begins with a welcoming entrance hall, providing access to a convenient ground floor W.C. and leads through to a spacious and inviting lounge. A door from the lounge opens into the impressive open-plan dining kitchen, thoughtfully designed to create the perfect space for both everyday living and entertaining, featuring French doors opening onto the rear garden, a breakfast bar, and a range of integrated appliances including an electric hob, electric oven, microwave, and dishwasher, this stylish kitchen forms the heart of the home. To the first floor, there are three well-proportioned bedrooms, all served by a contemporary family bathroom suite.

Externally, the property enjoys a railed frontage with a neatly lawned garden. To the side, a generous block-paved driveway provides ample off-street parking for several vehicles. The enclosed rear garden offers an excellent degree of privacy and has been attractively landscaped to include a spacious paved seating and entertaining area alongside a lawn, creating an ideal outdoor space to relax and enjoy. Other features include gas central heating and UPVC double glazing throughout.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hallway
6' 11" x 6' 10" (2.11m x 2.08m)
maximum measurements

Lounge
14' 7" x 10' 0" (4.45m x 3.05m)

Kitchen & Dining Area
17' 4" x 14' 4" (5.28m x 4.37m)
maximum measurements

Ground Floor WC
6' 1" x 3' 8" (1.85m x 1.12m)

First Floor Landing
11' 3" x 6' 8" (3.43m x 2.03m)
maximum measurements

Bedroom One
12' 11" x 10' 4" (3.94m x 3.15m)

Bedroom Two
12' 5" x 10' 4" (3.79m x 3.15m)
maximum measurements

Bedroom Three
8' 5" x 6' 6" (2.56m x 1.98m)

Bathroom
7' 3" x 6' 7" (2.21m x 2.01m)

Agent's Note
There is right of access for others across the bottom of the drive for the property.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 880 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.

Anti Money Laundering Regulations

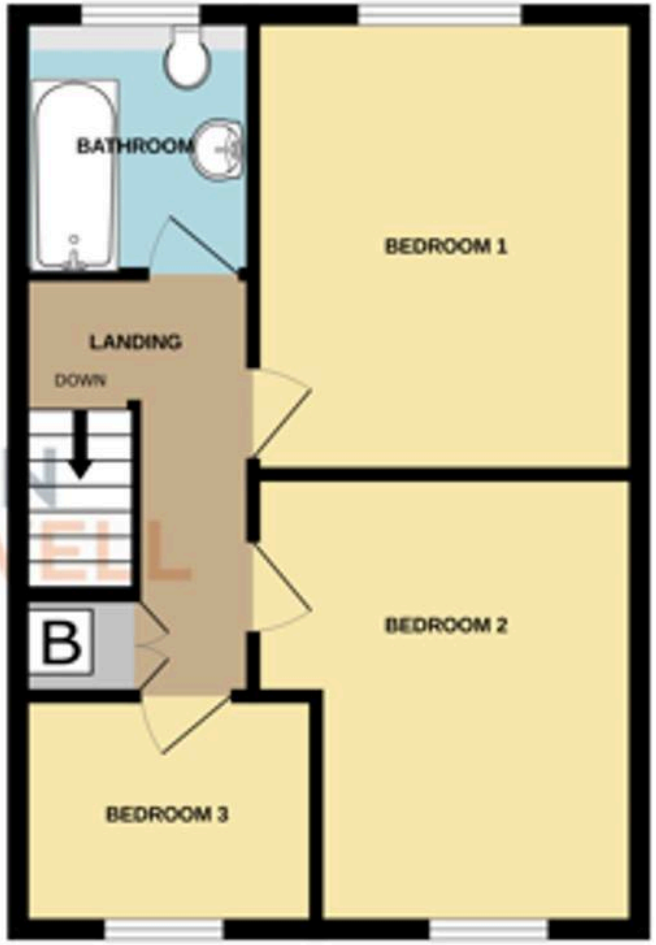
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 to our conveyancing partner, we 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 receive a percentage of the fees 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 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



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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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