



70 Dykes End, Collingham, Newark, NG23
7LD

Asking Price £425,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A beautifully presented four bedroom detached family home situated in a quiet cul de sac in a sought after village with excellent local amenities. This stylish property seamlessly combines modern living with exceptional comfort.

The ground floor comprises a spacious living room and separate bright and airy dining room, having unique and bespoke serving doors which are glazed and give access to the kitchen. The modern "L shaped" kitchen benefits from a range of integrated units. In addition, there is a useful shower room.

The first floor features three spacious double bedrooms with made to measure built in wardrobes and matching units. A fourth single bedroom could also be used as a home office, and a family bathroom.

To the side of the property there is a permeable block paved driveway which provides parking for up to three vehicles. The single garage has power points and lighting and gives access to the rear garden. To the rear of the property the landscaped garden, has high hedges and fences and offers a good degree of privacy. A raised patio area allows you to enjoy the scenic views over the surrounding fields. In addition, there are flower beds, lawn and apple trees. The house is situated at the end of Dykes end which is a no through road. Viewing is highly recommended.

Located in the sought-after village of Collingham, the property benefits from great transport links, with convenient access to the A1 and A46 dual carriageways. Fast and frequent rail services are available from nearby Newark Northgate station, offering direct trains to London King's Cross in approximately 75 minutes. Collingham is conveniently positioned for access to Newark, Lincoln and Nottingham all within easy commuting distance. The surrounding countryside provides an abundance of scenic walking and cycling routes, with a network of footpaths, quiet country lanes, and local nature reserves connecting nearby villages with the advantages of local amenities such as doctor and dental practice with local food shops too.

This detached house is constructed of brick elevations under a tiled roof covering. There are uPVC double glazed windows. The central heating system is gas fired with a new combination boiler and radiators being fitted in 2010. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

12'08 x 6'03 (3.86m x 1.91m)

uPVC part double glazed front door. Radiator, Amtico flooring stair case with storage below.

LIVING ROOM

22'10 x 10'11 (6.96m x 3.33m)



Two double glazed uPVC windows with electric fire, Amtico flooring, radiator and patio doors giving access to rear garden

DINING ROOM

12'09 x 9'00 (3.89m x 2.74m)



UPVC double glazed window to the front elevation with a bespoke serving glass door to kitchen.

KITCHEN

15'10 x 9'11 (4.83m x 3.02m)

(Plus 5'03 x 9'01)



Two double glazed UPVC windows, range of built in units, Neff induction hob, oven and warming drawers with a Bosch oven and integrated fridge freezer. Hotpoint integrated dishwasher.



SHOWER ROOM
7'06 x 5'05 (2.29m x 1.65m)



Tiled flooring, double glazed uPVC window with privacy glass. Aqualisa shower, vitra toilet and heated towel rack.

FIRST FLOOR

LANDING
17'02 x 6'05 (5.23m x 1.96m)
(Plus 4'00 x 2'01)

UPVC double glazed window to the front elevation.

BATHROOM
8'05 x 4'06 (2.57m x 1.37m)



uPVC double glazed window with privacy glass. Comprising of wash basin, bath with wall mounted shower, low level W.C and tiled walls.

BEDROOM ONE
12'08 x 10'11 (3.86m x 3.33m)



Two double glazed uPVC windows and radiator. Three built in modern double wardrobes and matching drawer units. Views of surrounding countryside.

BEDROOM TWO
11'00 x 10'03 (3.35m x 3.12m)



uPVC double glazed window and radiator. A range of built in modern double wardrobes with two matching bedside tables. Views of surrounding countryside.

BEDROOM THREE
11'00 x 10'09 (3.35m x 3.28m)



UPVC double glazed and radiator. Built in mirror, dressing table with matching wardrobes, ceiling spotlights.

BEDROOM FOUR

9'11 x 6'11 (3.02m x 2.11m)



There is a radiator and uPVC double glazed rear facing window. Potential to become a home office. Views of surrounding countryside.

OUTSIDE

To the front of the property, there are steps leading to the front door. A permeable block driveway to the side of the property leads to the detached single garage and provides parking for three vehicles.

Private landscaped rear garden with raised stone patio with pond, lawn with flower beds including an apple tree and views of the fields where horses are kept



GARAGE

17'09 x 9'00 (5.41m x 2.74m)

Single garage with manual door, power points and lighting. Personal door access to the rear garden.

SERVICES

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

TENURE

The property is freehold.

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.

POSSESSION

Vacant possession will be given on completion.

VIEWING

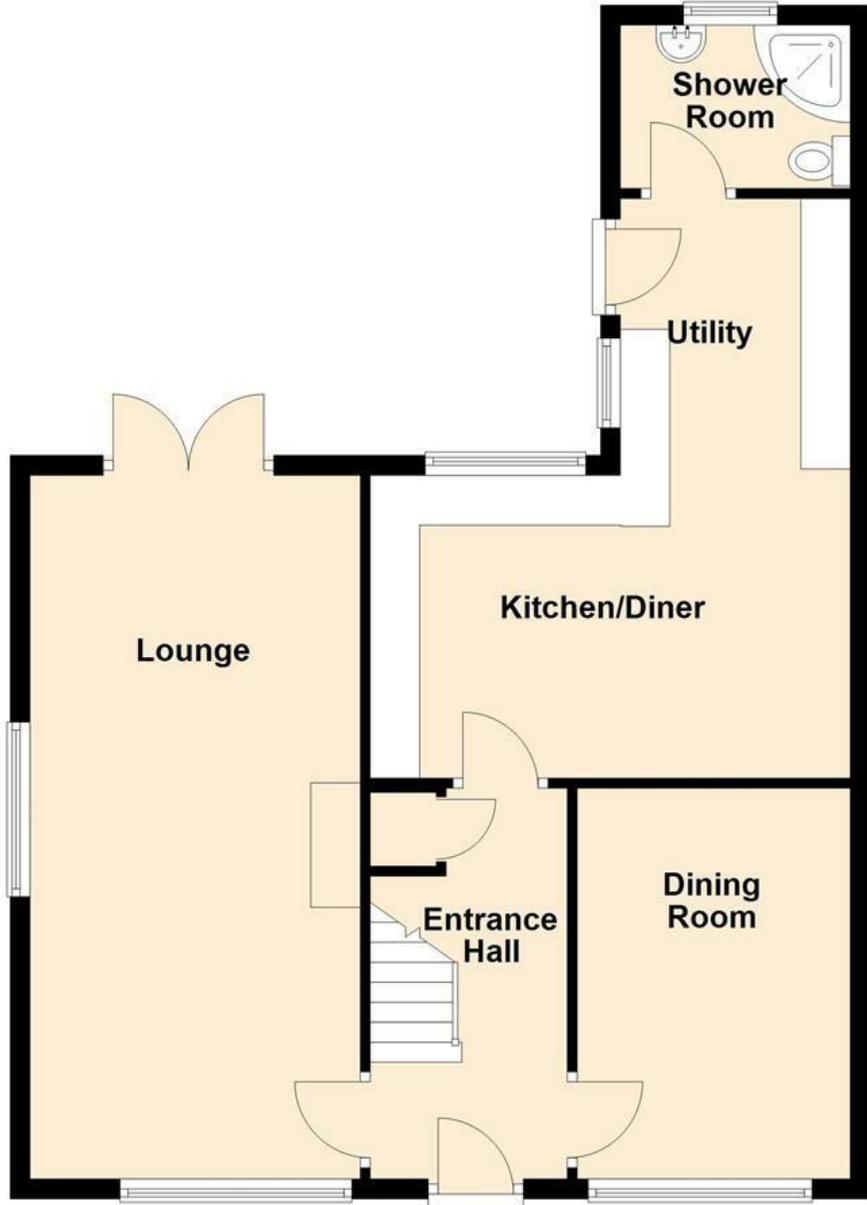
Strictly by appointment with the selling agents.

COUNCIL TAX

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

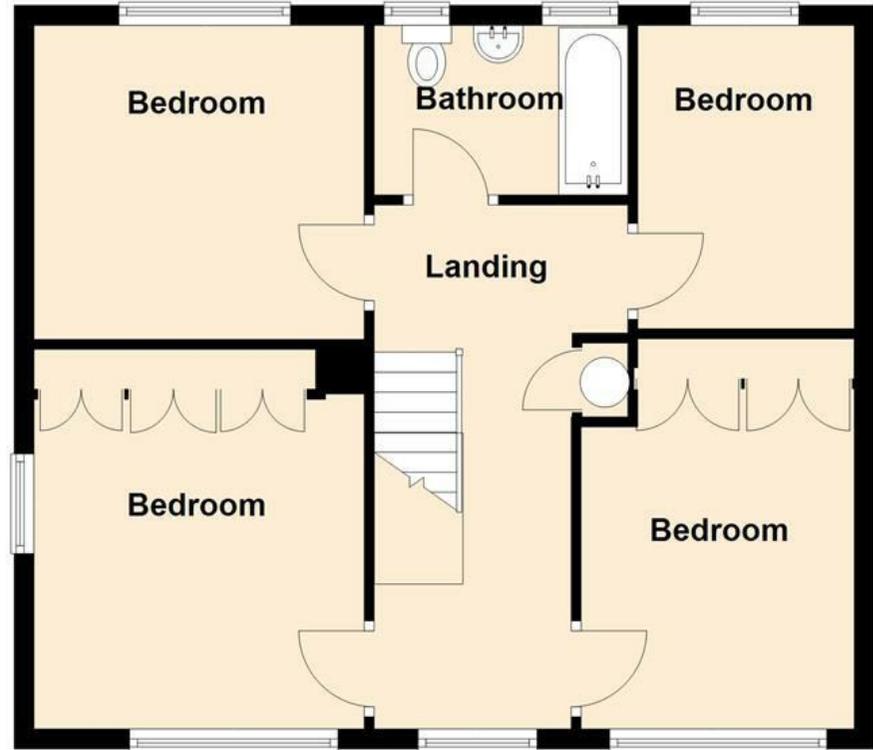
Ground Floor

Approx. 69.0 sq. metres (742.9 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



Total area: approx. 127.5 sq. metres (1372.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
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 611 811



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

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers