



15 Primrose Close

Collingham, Newark, NG23 7EY



Book a Viewing

£300,000

This beautifully designed modern detached bungalow is situated in a quiet cul-de-sac in the highly desirable village of Collingham. With superior attention to detail and high quality fixtures and fittings, the property offers both style and efficiency. The thoughtfully designed layout includes two bedrooms, with bedroom one having fitted wardrobes and an en-suite shower room. The family bathroom is finished to a high standard and features a shower over the bath. The open plan kitchen and living area is bright and inviting, complete with integrated appliances and a contemporary finish. Designed for modern living, the bungalow boasts an energy efficient warm air heating system with summer comfort cooling, a heat recovery ventilation system and seamlessly integrated solar PV panels. Fibre broadband is connected directly to the property and smart home features include USB sockets, TV points, spot lighting and external power with car charging capability.





SERVICES

Mains electricity, water and drainage. Air Source Heat Pump.

EPC RATING – A.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.





MANAGEMENT COMPANY

As a property owner, you automatically become a Member of the Collingham Brook Management Company Limited. This is solely a resident owned Management Company meaning our homeowners can influence how their Annual Service Charge is used in line with statutory compliance and the Covenants noted within the Lease. You may decide you would like to sit on the Board of Directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you.

SERVICE CHARGES

Service charge cost is £656.88 per annum and includes:
 Maintenance of public open spaces and unadopted roadways within the development;
 Grounds maintenance of the communal gardens;
 Cleaning within the internal communal areas of Beaufields House;
 Use of the communal lounge and community room in Beaufields House;
 Ability to book the guest suite for use by your friends and family (£50 per night);
 Necessary insurances for areas outside of your personal ownership; and
 Fully protected reserve.



ENTRANCE HALL

Access to the loft via a pull down ladder and doors to the bathroom, utility, two bedrooms, kitchen diner and cloaks cupboard which also houses the hot water cylinder and utilities.



BATHROOM

8' 6" x 5' 4" (2.59m x 1.63m) A three piece suite comprising a low level WC, semi pedestal wash hand basin and panelled bath with a mains fed shower over, tiled splashbacks, chrome heated towel rail and double glazed opaque window to the side elevation.

UTILITY ROOM

5' 8" x 4' 0" (1.73m x 1.22m) Fitted with a base and tall unit and work surface with space and plumbing below for a washing machine.

KITCHEN/DINER

18' 0" x 11' 3" (5.49m x 3.43m) A modern fitted kitchen diner comprising wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, integrated fridge freezer, integrated dishwasher, fitted oven, microwave, ceramic hob and extractor hood, windows to the front elevation and open plan to the living room.

LIVING ROOM

With window and door to the rear garden.

BEDROOM ONE

17' 5" (maximum and including walkway recess) x 9' 10" (5.31m x 3m) With triple glazed window overlooking the rear garden, fitted wardrobe with sliding mirrored doors, oil filled convector radiator and a door to the en-suite.





EN-SUITE

7' 6" x 5' 7" (2.29m x 1.7m) Fitted with a three piece suite comprising a low level WC, semi pedestal wash hand basin and a walk-in double shower with mains fed attachment, tiled splashbacks and chrome heated towel rail.

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) With double glazed window overlooking the rear garden.

OUTSIDE

There is a lawned garden to the front with a block paved pathway. A block paved driveway to the side provides off road parking and gives access to the garage. There is gated access to the rear garden and outside power points. To the rear there is a lawned garden and block paved patio area.

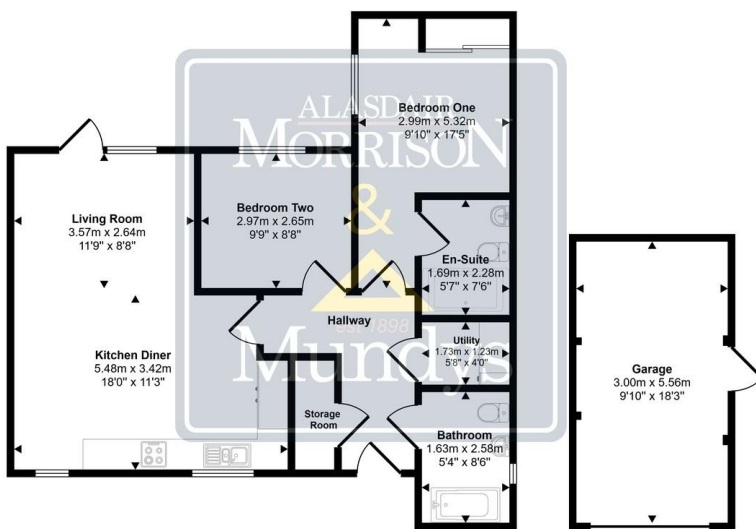
GARAGE

18' 3" x 9' 10" (5.56m x 3m) Having an electric up and over door, power, lighting and a composite personnel door.

THE BEAUFIELDS

The Beaufields has been designed as a community for the over 55's who are looking to enjoy their free time in a new low maintenance home. Imagine the peace of mind from knowing your home is covered by a structural 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House. Imagine having more time to spend on the people and things you love. As a resident of the The Beaufields, you will have full access to excellent communal facilities including a resident lounge and a hobbies room as well as all of the outdoor spaces. There is also a luxurious visitor's suite that can be pre-booked for overnight guests. An on-site Community and Estates Manager is responsible for the running of the development including assisting residents with a schedule of events and activities. They will also be able to offer guidance on accessing extra care provisions should you need additional help at any time.

Approx Gross Internal Area
88 sq m / 945 sq ft



Floorplan
Approx 71 sq m / 765 sq ft

Garage
Approx 17 sq m / 180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridgeman, Farland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lynn and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR ICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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