



## 2 Woodland Walk

Collingham, Newark, NG23 7QX



Book a Viewing

### Offers Over £300,000

Discover this quality Gusto-built home, perfectly designed for modern living, with the added benefit of a stylish garden home office-ideal for remote working or as a hobbies room. Tucked away in a quiet cul-de-sac within the highly sought-after and well-served village of Collingham, this property also enjoys the reassurance of the remaining builder's warranty. Step inside to a welcoming entrance hall that leads to a convenient downstairs WC and a beautifully presented open-plan living kitchen diner, featuring integrated appliances and patio doors opening onto a meticulously landscaped rear garden. The ground floor is enhanced by underfloor heating, while upstairs you'll find radiators and air conditioning for year-round comfort. Upstairs, the master bedroom boasts a sleek en-suite shower room and fitted mirrored sliding wardrobes, accompanied by two further bedrooms and a contemporary family bathroom with a shower over the bath. Outside, a driveway provides ample parking and leads to a detached brick-built garage, completing this fantastic home. This is a superb opportunity to enjoy a high-quality, energy-efficient property in a vibrant village setting, with flexible living space that meets the demands of today's lifestyles.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY - Newark and Sherwood District Council.**

**TENURE - Freehold.**

**SERVICE CHARGES**

Annual Service Charge Amount - £188.86

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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.



## ACCOMMODATION

### ENTRANCE HALL

With double glazed door, double glazed window to the side elevation, laminate flooring with underfloor heating, stairs to first floor with under stair storage and doors to the living room and downstairs WC.

### WC

5' 1" x 3' 1" (1.55m x 0.94m) Fitted with a two-piece suite, comprising a low-level WC and wash hand basin with a tiled splashback, laminate flooring with underfloor heating, extractor and double glazed opaque window to the side elevation.

### LIVING ROOM

With double glazed window to the front elevation, laminate flooring with underfloor heating and open plan to the kitchen diner.



### KITCHEN DINER

With double glazed window and patio doors onto the rear garden and laminate flooring with the underfloor heating. Kitchen fitted with a range of units with the work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, integrated fridge freezer, integrated dishwasher, four ring gas hob and stainless steel extractor hood, undercounter space for a washing machine, fitted oven and combination microwave oven.

### LANDING

With double glazed window to the side elevation, radiator, built in storage cupboard, wall mounted air-conditioning unit and doors to the bedrooms and to the bathroom.

### BATHROOM

6' 11" x 5' 5" (2.11m x 1.65m) Fitted with a white three-piece suite comprising a low-level WC, semi pedestal wash hand basin and panelled bath with a mains fed shower over, tiled splashbacks, mirrored vanity unit, laminate flooring, extractor and chrome heated towel rail.



### MASTER BEDROOM

11' 0" x 10' 4" (3.35m x 3.15m) With double glazed window to the front elevation, radiator, built in mirrored sliding door double wardrobe and door to en-suite.

### EN-SUITE

10' 4" into shower recess x 6' 4" (3.15m x 1.93m) Fitted with a low-level WC, wash hand basin set within a vanity unit and walk-in large shower cubicle with mains for shower, tiled splashbacks, laminate flooring, extractor, mirrored vanity unit, chrome heated towel rail and double glazed opaque window to the front elevation.

### BEDROOM TWO

With double glazed window to the rear elevation and a radiator.

### BEDROOM THREE

With double glazed window to the rear elevation and a radiator.





## OUTSIDE

To the front there is an open plan lawn with block paved pathway and driveway along the side, providing off street parking and access to the detached brick built garage and an electric car charging point. There is gated access to the rear garden which has been landscaped with paved patio areas and path leading to the garden office, lawn and raised borders for plants and shrubs. There are also power points, outside lighting and an outside tap.

## GARDEN OFFICE

Inset spotlights, double glazed, sliding patio door, laminate flooring and wall mounted electric heater.

## GARAGE

Having an up and over door, personnel door, power and lighting



## 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](http://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 and Co, Bridge McFarland, 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 Lyman 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.

Coverings 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 Finance Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and 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 Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## 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

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

## GENERAL

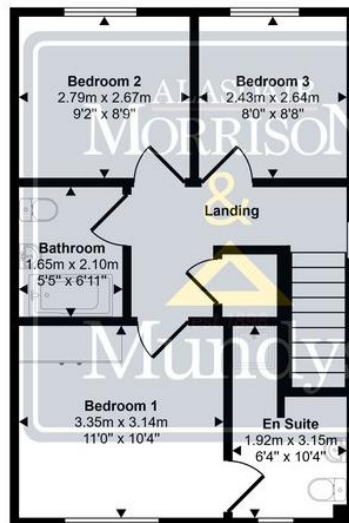
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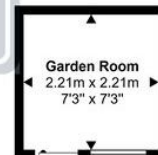
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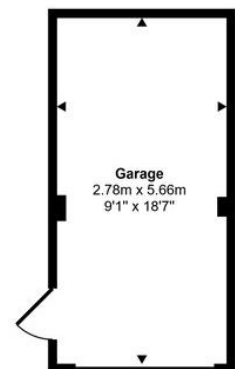
Ground Floor  
Approx 44 sq m / 470 sq ft



First Floor  
Approx 44 sq m / 474 sq ft



Garden Room  
Approx 5 sq m / 53 sq ft



Garage  
Approx 16 sq m / 169 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.

46 Middle Gate  
Newark  
NG24 1AL  
[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH  
[info@mundys.net](mailto:info@mundys.net)  
01673 847487

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