



Plot 270 Collinson Lane, Fernwood, Newark,  
NG24 3GJ

£345,000

Tel: 01636 611 811

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Available for Immediate Occupation
  - Extended Kitchen/Dining Area
  - Four Bedrooms
  - Integral Garage
- Offered with £10,000 worth of Incentives
  - Spacious Separate Living Room
  - Master En-Suite & Family Bathroom

Kings Meadow is situated on the outskirts of Fernwood Village, convenient for local amenities, access points to the A1 trunk road and Newark Town Centre.

The Mulberry's distinctive layout offers living space that includes a separate living room, with French doors that open to the garden, plus an extended kitchen/dining area running from the front to the rear of the house, finishing with a utility room with outside access. Upstairs are four bedrooms, three of which are double in size, with bedroom one boasting a fitted wardrobe and an en-suite.

GROUND FLOOR

LIVING ROOM

16'4 x 11'2 (4.98m x 3.40m)

KITCHEN/DINING ROOM

19'10 x 9'10 (6.05m x 3.00m)

UTILITY

9'10 x 5'10 (3.00m x 1.78m)

WC

5'10 x 2'11 (1.78m x 0.89m)

FIRST FLOOR

BEDROOM ONE

14'4 x 14'2 (4.37m x 4.32m)

EN-SUITE

9'9 x 7'8 (2.97m x 2.34m)

BEDROOM TWO

11'3 x 10'11 (3.43m x 3.33m)

BEDROOM THREE

15'6 x 8'8 (4.72m x 2.64m)

BEDROOM FOUR

10'1 x 8'4 (3.07m x 2.54m)

BATHROOM

7'9 x 6'10 (2.36m x 2.08m)





# KINGS MEADOW



FIRST FLOOR

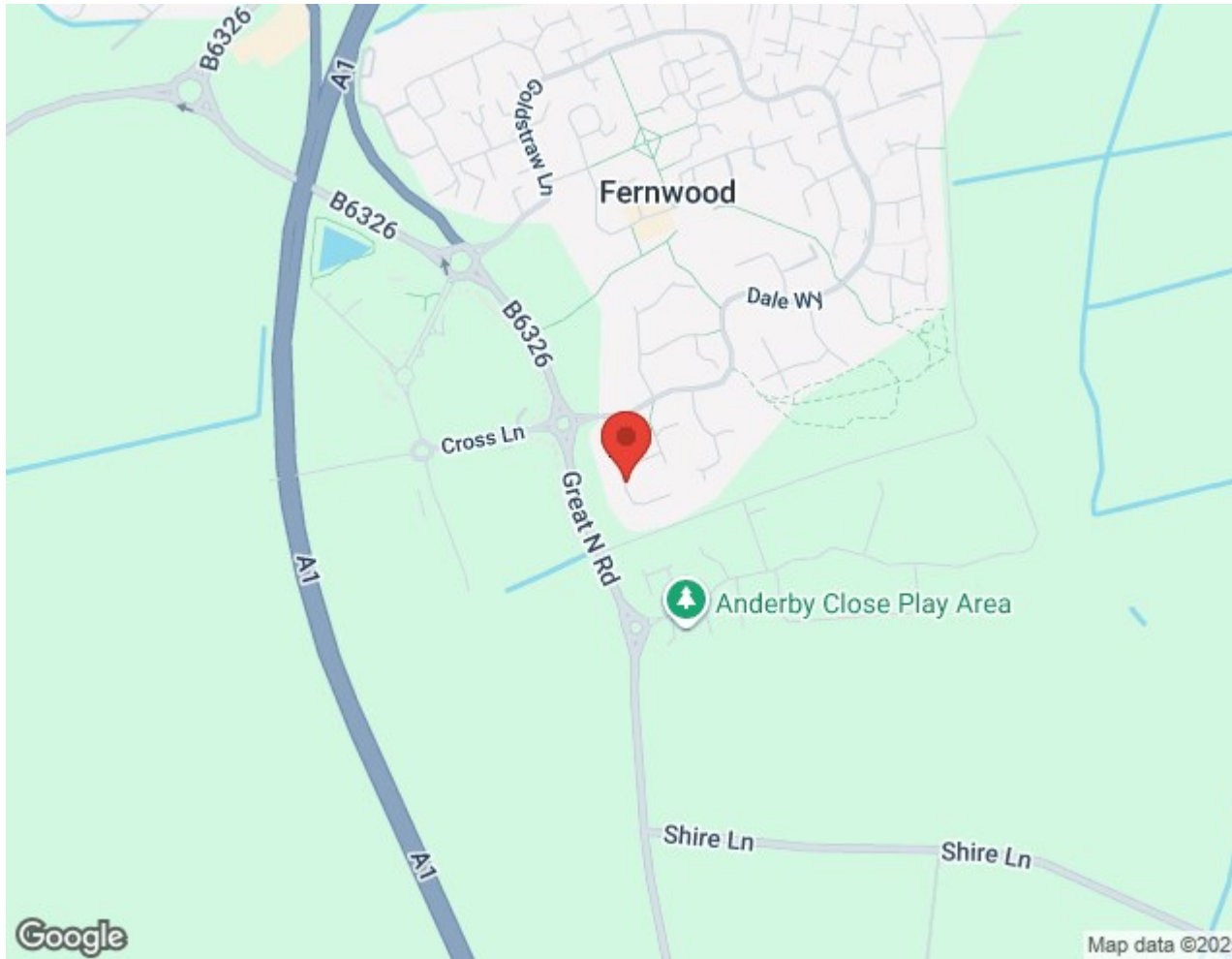
Bedroom 1	4365mm x 4312mm	14'4" x 14'2"
En suite	2964mm x 2344mm	9'9" x 7'8"
Bedroom 2	3432mm x 3313mm	11'3" x 10'11"
Bedroom 3	4718mm x 2647mm	15'6" x 8'8"
Bedroom 4	3079mm x 2528mm	10'1" x 8'4"
Bathroom	2373mm x 2093mm	7'9" x 6'10"



GROUND FLOOR

Living Room	4970mm x 3407mm	16'4" x 11'2"
Kitchen / Dining	6031mm x 2990mm	19'10" x 9'10"
Utility	2990mm x 1766mm	9'10" x 5'10"
WC	1778mm x 900mm	5'10" x 2'11"

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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



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