



Plot 284 Collinson Lane, Fernwood, Newark,
NG24 3GJ

£300,000

Tel: 01636 611 811

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

- Flexible Living Over Three Storeys
- Family Bathroom & Two Bedrooms En-Suite
- Ground Floor Living/Dining Area Opening to Garden
- Available Soon
- A Four Bedroomed Home
- Separate Kitchen Plus Utility
- In Course of Construction
- ** £10,000 WORTH OF INCENTIVES **

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 Cyprus offers flexible living over three storeys. The ground floor features a living/dining area opening onto the garden via French doors, with separate kitchen, plus a utility and cloakroom. The first floor features bedroom one with dressing room and en-suite, bedroom 2 and a family bathroom. The second floor features two double bedrooms, one with an en-suite.

GROUND FLOOR

LIVING/DINING ROOM

15'1 x 13'5 (4.60m x 4.09m)

KITCHEN

10'11 x 10'10 (3.33m x 3.30m)

UTILITY

7'3 x 6'8 (2.21m x 2.03m)

WC

6'8 x 3'4 (2.03m x 1.02m)

FIRST FLOOR

BEDROOM ONE

13'5 x 12'9 (4.09m x 3.89m)

EN-SUITE

7'8 x 5'7 (2.34m x 1.70m)

BEDROOM FOUR

10'4 x 8'8 (3.15m x 2.64m)

BATHROOM

10'4 x 6'1 (3.15m x 1.85m)

SECOND FLOOR

BEDROOM TWO

15'1 x 13'6 (4.60m x 4.11m)

BEDROOM THREE

15'1 x 10'1 (4.60m x 3.07m)





Bedroom 2	4588mm x 4103mm	15'1" x 13'6"
Bedroom 3	4588mm x 3074mm	15'1" x 10'1"



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Living / Dining	4589mm x 4087mm	15'1" x 13'5"
Kitchen	3314mm x 3049mm	10'11" x 10'0"
Utility	2219mm x 2034mm	7'3" x 6'8"
WC	2034mm x 1008mm	6'8" x 3'4"

Bedroom 1	4086mm x 3889mm	13'5" x 12'9"
En suite	2275mm x 1695mm	7'6" x 5'7"
Bedroom 4	3155mm x 2639mm	10'4" x 8'8"
Bathroom	3155mm x 1862mm	10'4" x 6'1"

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) 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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



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