



Meadow Gardens, Collingham, Newark

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 OLIVER REILLY



# Meadow Gardens, Collingham, Newark

- LOVELY DETACHED HOME
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- OPEN-PLAN FAMILY KITCHEN
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- THREE BEDROOMS
- POPULAR MODERN-DAY DEVELOPMENT
- DUAL-ASPECT LIVING ROOM
- WEST FACING WALL ENCLOSED GARDEN
- SUPERBLY PRESENTED! Tenure: Freehold EPC 'B' (86)

## A MARVELLOUS MODERN-DAY GEM..!

On your marks...Get set...VIEW!!! Standing proud with INSTANT KERB APPEAL is a superb contemporary detached family home. Constructed in 2019 by Larkfleet Homes. Pleasantly positioned at the end of an attractive and quiet cul-de-sac, within the heart of a highly desirable modern-day development, in the IMMENSLEY POPULAR and extremely WELL SERVED village of Collingham. Boasting a vast array of amenities, school links and transport options. Closely situated for ease of access to Newark and Lincoln, with the added benefit of being within walking distance to the village train station. TICKING ALL YOUR BOXES FROM THE OUTSET, the property provides everything you could want...AND MORE! With a bright, airy and generous internal layout comprising: Entrance hall, sizeable dual-aspect living room with bay-window, an equally large OPEN-PLAN and DUAL-ASPECT family dining kitchen with access into a ground floor W.C with utility area. The first floor landing provides a stylish family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The DUAL-ASPECT master bedroom boasts double fitted wardrobes and an en-suite shower room. Externally, there is no doubt you'll appreciate the well-appointed, low-maintenance and part WALL ENCLOSED WEST FACING GARDEN. With a paved seating area and access out to the block paved MULTI-CAR DRIVEWAY. Giving access into the SINGLE GARAGE. Providing power and lighting. Further benefits of this beautiful, energy efficient and highly admirable detached residence include uPVC double glazing throughout, gas central heating, a high EPC rating (B) and OWNED SOLAR PANELS to the front roof elevation. MAKE YOUR MOVE...Before its too late. This all-round family favourite will not be around for long!



Offers in excess of £275,000



### ENTRANCE HALL:

5'3 x 4'7 (1.60m x 1.40m)

Accessed via a secure double glazed front external door. Providing laminate flooring, a ceiling light fitting, smoke alarm and carpeted stairs rising to the first floor. Access into the dining kitchen and large living room.

### DUAL-ASPECT LIVING ROOM:

18'10 x 10'5 (5.74m x 3.18m)

A GENEROUS DUAL-ASPECT RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, two double panel radiators, a central heating thermostat and TV/Internet/telephone multi-media points. uPVC double glazed window to the front elevation. Complementary bay-window to the side elevation with uPVC double glazed windows to the side elevation.

### OPEN-PLAN DINING KITCHEN:

18'10 x 11'9 (5.74m x 3.58m)

A VERY GENEROUS DUAL-ASPECT FAMILY SIZED SPACE. Providing laminate flooring. The contemporary kitchen hosts a range of fitted wall and base units with laminate wood-effect roll-top work surfaces over with modern brick-effect tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated 'BOSCH' electric oven with four ring gas hob over and obscure glass splash back. Provision for a freestanding fridge freezer and under counter dishwasher. Two ceiling light fittings, heat detector, a double panel radiator, uPVC double glazed window to the front and side elevations. Walk-in under stairs storage cupboard with telephone point. uPVC double glazed French doors open into the West facing garden. Internal access into the ground floor W.C/utility. Max measurements provided.

### GROUND FLOOR W.C/UTILITY:

6'5 x 3'4 (1.96m x 1.02m)

With tile-effect vinyl flooring. A low-level W.C. Fitted wood-effect laminate work surface with under counter plumbing/ provision for a washing machine. Ceiling light fitting, double panel radiator and extractor fan.

### FIRST FLOOR LANDING:

10'3 x 6'6 (3.12m x 1.98m)

With carpeted flooring, an open-spindle balustrade, ceiling light fitting, smoke alarm, double panel radiator, loft hatch access point and a fitted storage cupboard. Housing the modern 'VALLIANT' combination boiler. Access into the family bathroom and all THREE WELL-PROPORTIONED bedrooms. Max measurements provided.

### MASTER BEDROOM:

11'10 x 9'7 (3.61m x 2.92m)

A LOVELY DUAL-ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator, double fitted wardrobe, uPVC double glazed window to the front and side elevations. Access into the en-suite. Max measurements provided.

### EN-SUITE SHOWER ROOM:

7'8 x 4'8 (2.34m x 1.42m)

Providing non-slip vinyl flooring. A fitted shower cubicle with mains shower facility and rainfall-effect shower head. A low-level W.C and pedestal wash hand basin with chrome mixer tap and partial walled tiled splash backs. Chrome heated towel rail, shaver point, ceiling light fitting, extractor and an obscure uPVC double glazed window to the front elevation.

### BEDROOM TWO:

11'9 x 10'3 (3.58m x 3.12m)

A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.



**EPC: Energy Performance Rating: 'B' (86)**

**Local Information & Amenities: Collingham**

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along two Churches and a Methodist Chapel.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

**BEDROOM THREE:**

8'11 x 8'3 (2.72m x 2.51m)

A WELL-PROPORTIONED bedroom. Providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the side elevation. Max measurements provided.

**FAMILY BATHROOM:**

7'2 x 6'5 (2.18m x 1.96m)

Of contemporary design. Providing complementary tiled flooring. A panelled bath with chrome mixer tap and overhead showering facility, with wall-mounted clear glass shower screen and floor to ceiling modern tiled splash backs. A low-level W.C and ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit. Chrome heated towel rail, shaver point, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

**DETACHED GARAGE:**

19'7 x 9'7 (5.97m x 2.92m)

Of brick construction, with a pitched tiled roof and wall mounted external security light. A manual up/ over garage door. Power, lighting and overhead eaves storage.

**EXTERNALLY:**

The property stands on a delightful corner plot. The front aspect has a paved pathway leading to the front entrance door, with pitched storm canopy, wall light and access to the concealed gas meter. The front garden is laid to lawn with a vast array of established shrubs and bushes. Brining out a real variety of complementary colours. To the rear of the property, there is a block paved tandem multi-car driveway. Accessed from 'The Hedgerows'. Giving access into the single garage. A secure timber side access gate opens into the well-appointed WEST FACING rear garden. Of general low maintenance and predominantly laid to lawn, with an Indian sandstone patio. There is an external tap and outside light. The garden has a wonderful wall enclosed front boundary and high-level fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'VALLIANT' combination boiler, owned solar panels and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Solar Panels:**

The property provides four OWNED solar panels to the front roof-line. Providing reduced utility costs. For further details, please speak to the agent.

**Approximate Size: 964 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Management/Service Charges:**

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they pay 'Premier Estates' approximately £170 a year. Please speak to the agent for further details.

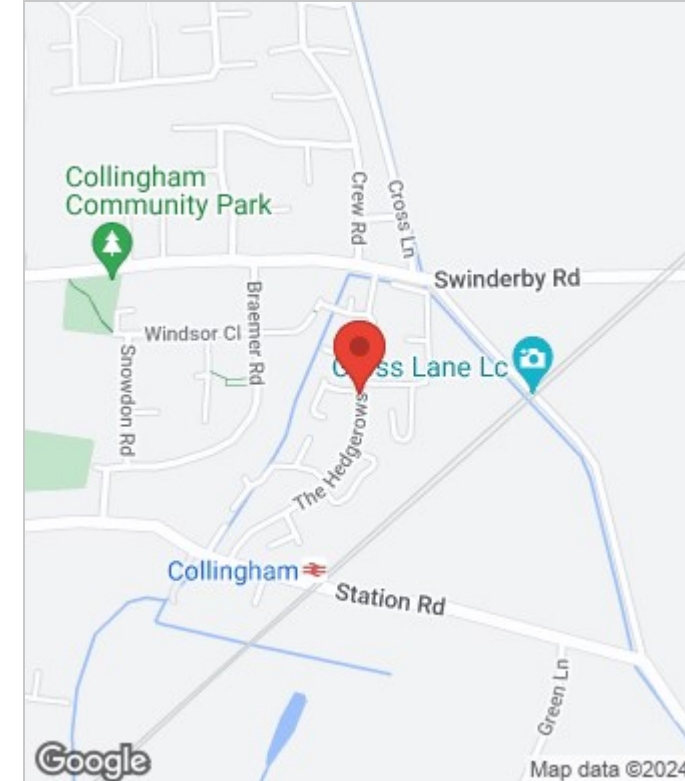
**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</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	