

20 The Hemplands, Collingham, Newark,
NG23 7PE

£290,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented two bedroom detached bungalow occupying an attractive corner plot within the popular and well-served village of Collingham. The property has been maintained to a very good standard throughout and offers particularly versatile accommodation extending to approximately 958 sq ft, complemented by a conservatory, detached garage, ample off-road parking and a private rear garden which is not directly overlooked.

The accommodation includes an entrance porch and hall, spacious living room with an attractive fireplace incorporating Cornish slate inserts and hearth, dining area, conservatory, fitted kitchen, two bedrooms, shower room and separate WC. The kitchen is fitted with a comprehensive range of light oak units and includes an integrated fridge/freezer, plumbing for a dishwasher and washing machine and space for a gas cooker.

The bungalow benefits from gas-fired central heating with an Ideal Logic Heat 18 boiler, uPVC double glazing and an array of owned solar panels. There is also a good range of fitted bedroom furniture.

Outside, the property occupies a particularly pleasant corner position with return frontage to Meering Close. A concrete driveway provides off-road parking for approximately three cars and access to the detached garage, which has an electrically operated Novoport up-and-over door and a personnel door leading into the garden.

The established gardens include lawn, paved patio and pathways together with well-stocked borders containing a variety of trees and shrubs. The rear garden is relatively low maintenance, well enclosed and enjoys a good degree of privacy, being not directly overlooked.

Collingham is a popular and well-served village situated approximately six miles north of Newark. The village provides an excellent range of everyday amenities including a Co-op and One Stop convenience store, butcher's, cafe, pharmacy, dentist and optician, together with the Royal Oak public house. John Blow Primary School serves the village and there are further schooling facilities available in Newark and the surrounding area.

For commuters, Collingham has its own railway station providing services to Newark, Nottingham and Lincoln. The village is also conveniently placed for access to the A46 and A1. Newark Northgate railway station provides regular services on the East Coast Main Line, including direct trains to London King's Cross.

Constructed of brick under a tiled roof covering, this bungalow was built by Brackenberry homes circa 1985.

ENTRANCE PORCH
UPVC entrance door. Access through to the entrance hall.

ENTRANCE HALL
Radiator. Built-in cloaks/storage cupboard. Access to the principal rooms.

LIVING ROOM
16' x 12'4 (4.88m x 3.76m)



Window to the front elevation. Stone fireplace with Cornish slate inserts and hearth. Radiator. TV point. Open plan access to the dining area.



DINING AREA
9'11 x 9'2 (3.02m x 2.79m)



Window to the side elevation. Radiator. Access through to the conservatory.

CONSERVATORY
10'10 x 9'5 (3.30m x 2.87m)



Brick and uPVC construction with double glazed windows and uPVC door providing access to the garden. Power points.

KITCHEN/DINER
11'11 x 9'11 (3.63m x 3.02m)



Fitted with a comprehensive range of light oak wall and base units with work surfaces over. Composite sink and drainer. Integrated fridge/freezer. Automatic washing machine and dishwasher. Space for gas cooker. Tall storage cupboards and display cabinet. Ideal Logic Heat 18 gas-fired central heating boiler. Window to the rear elevation.







BEDROOM ONE
11'11 x 9'10 (3.63m x 3.00m)



Fitted wardrobes, bedside units and drawers providing an extensive range of fitted bedroom furniture. Radiator.

BEDROOM TWO
10' x 7'11 (3.05m x 2.41m)



Radiator and window.

SHOWER ROOM
7'8 x 5'10 (2.34m x 1.78m)



Refitted in recent years with a very well appointed modern white suite comprising, a low suite WC, wash hand basin with vanity unit incorporating storage drawers under, and a double shower enclosure with sliding glass screen doors, full wall tiling and a wall mounted shower. The remaining walls are also tiled and include feature design tiles. Designer wall mounted radiator. UPVC double glazed window with obscure glazing.

WC
6' x 2'8 (1.83m x 0.81m)
Located off the entrance hall and fitted with a modern white suite with Ideal Standard sanitaryware, including a low suite WC and wash hand basin. Part tiled walls. Radiator and window.

DETACHED GARAGE
22'10 x 10' (6.96m x 3.05m)



Novoport electrically operated up-and-over door. uPVC personnel door providing access to the garden.

OUTSIDE



The property occupies a particularly pleasant corner position with return frontage to Meering Close. A concrete driveway provides off-road parking for approximately three cars and access to the detached garage, which has an electrically operated Novoport up-and-over door and a personnel door leading into the garden.

The established gardens include lawn, paved patio and pathways together with well-stocked borders containing a variety of trees and shrubs. The rear garden is relatively low maintenance, well enclosed and enjoys a good degree of privacy, being not directly overlooked.

SOLAR PANELS
There are two sets of solar panels at the property, installed August 2011, and the latter in April 2013 by C & S Solar.

There is no battery with the installation, but a new inverter was fitted around three years ago. They are fully owned and not rented. They are on a good feed-in tariff with scottish Power. For the period 19th August 2024 to 25th June 2026 a total of £3,515.29 was paid by Scottish Power (approximately £160 per month on average).

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion. No onward chain.

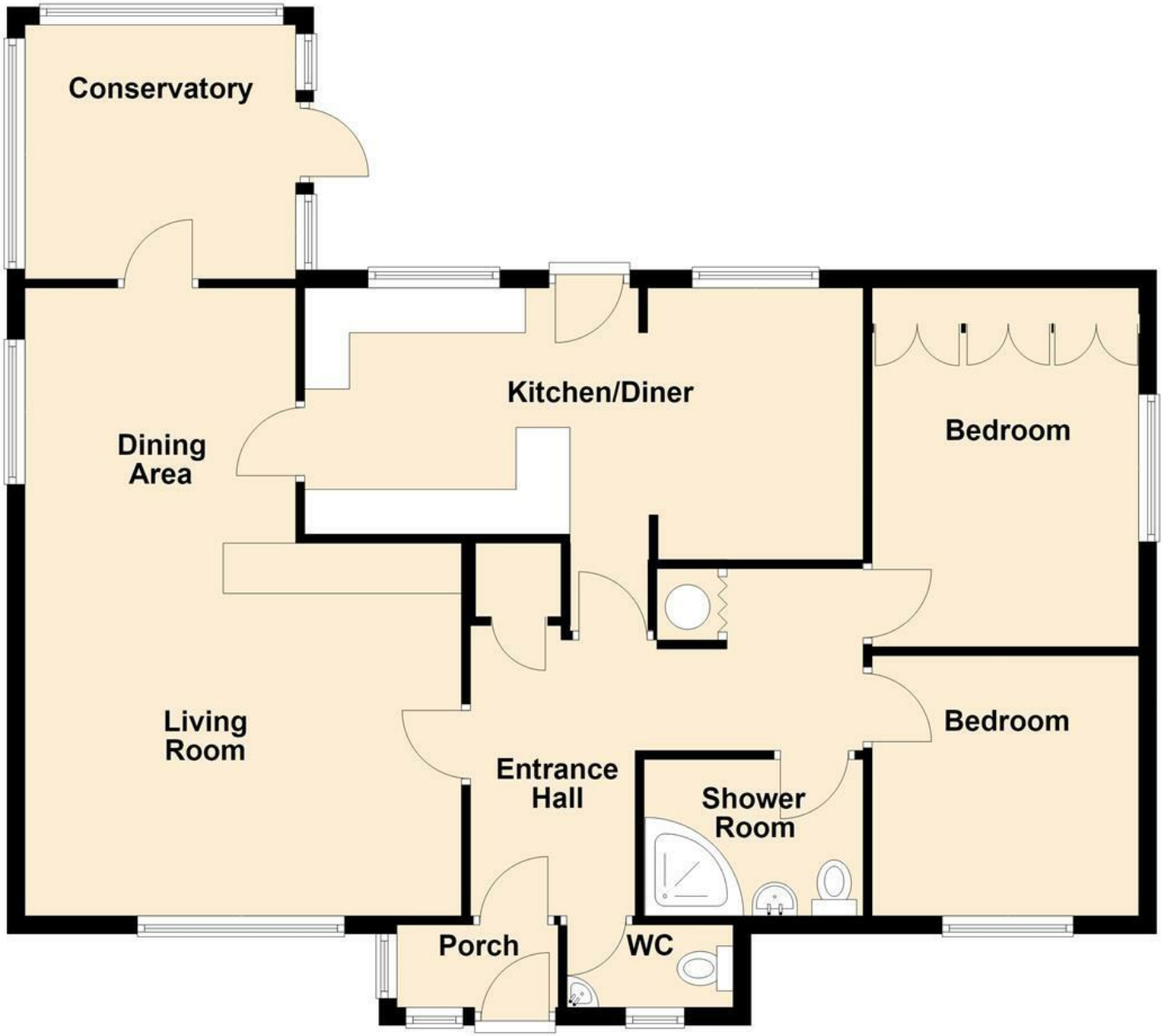
VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band C.

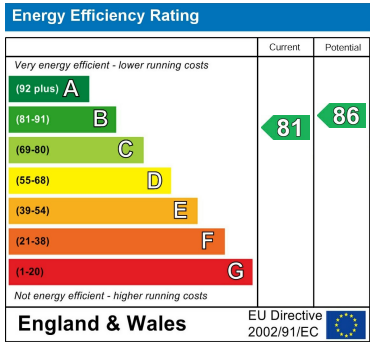
Floor Plan

Approx. 100.0 sq. metres (1075.9 sq. feet)



Total area: approx. 100.0 sq. metres (1075.9 sq. feet)







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The Property Ombudsman

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