


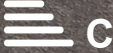




11 Collinson Lane
Fernwood, Newark, NG24 3GJ

Guide Price £400,000 to £450,000

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***ROOM FOR ALL THE FAMILY *** NO CHAIN **
Guide Price £400,000 to £425,000. Positioned in a cul de sac location this spacious four double bedroom detached family home was a phase 1 build by David Wilson, so has no service charge, offers good transport links and is being sold with no upward chain. The hub of the home is the open plan living kitchen diner with doors opening onto the seating terrace. This extends over 20ft and provides a range of wall and base units with roll top worksurfaces, and spotlights. Integrated appliances include a dishwasher, Neff double oven, five ring gas hob and a wall mounted extractor hood. The rest of the ground floor accommodation comprises an entrance hallway, lounge with French doors leading to the rear garden, dining room, office, utility room and a downstairs WC. The galleried landing leads to a family bathroom, four double bedrooms all with fitted wardrobes and there are ensuite to bedrooms one and two. The property benefits from gas central heating and UPVC double glazing.

Outside to the rear is an enclosed garden which is laid to lawn with flower & shrub borders, a paved seating area, a garden shed and a pond. The double detached garage has storage above with power and lighting and there is a large driveway providing parking for several vehicles.

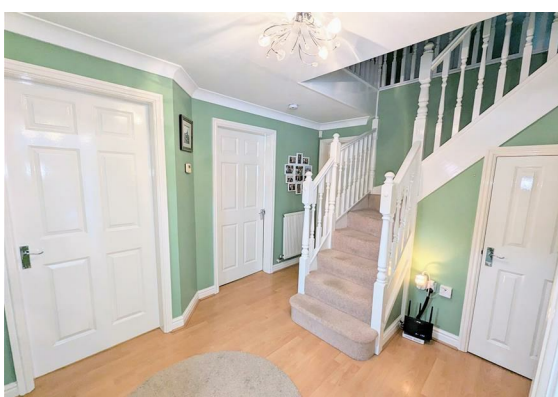
Fernwood has many amenities to include a village shop, a gym, a primary school, secondary school, vets, children's play parks, tennis courts, The Brews Brothers pub and coffee house and a community centre. Fernwood is a favourite for commuters with its great transport links to include easy access to the A1, A46 & A52. There is also a bus service to Sleaford and Grantham Grammer schools. Newark Town centre is less than 3 miles away and Newark Northgate Train Station is approximately 4 miles where you can catch the East Coast train line to London Kings Cross in 1 hour 15 minutes.

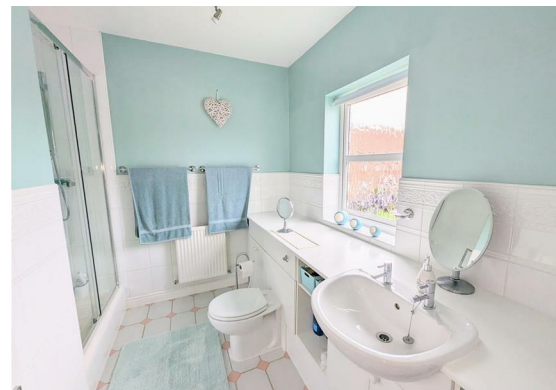
Entrance Hall

Lounge
16'5 x 11'2 (5.00m x 3.40m)

Open Plan Living Kitchen Diner
20'11 x 15'8 (6.38m x 4.78m)

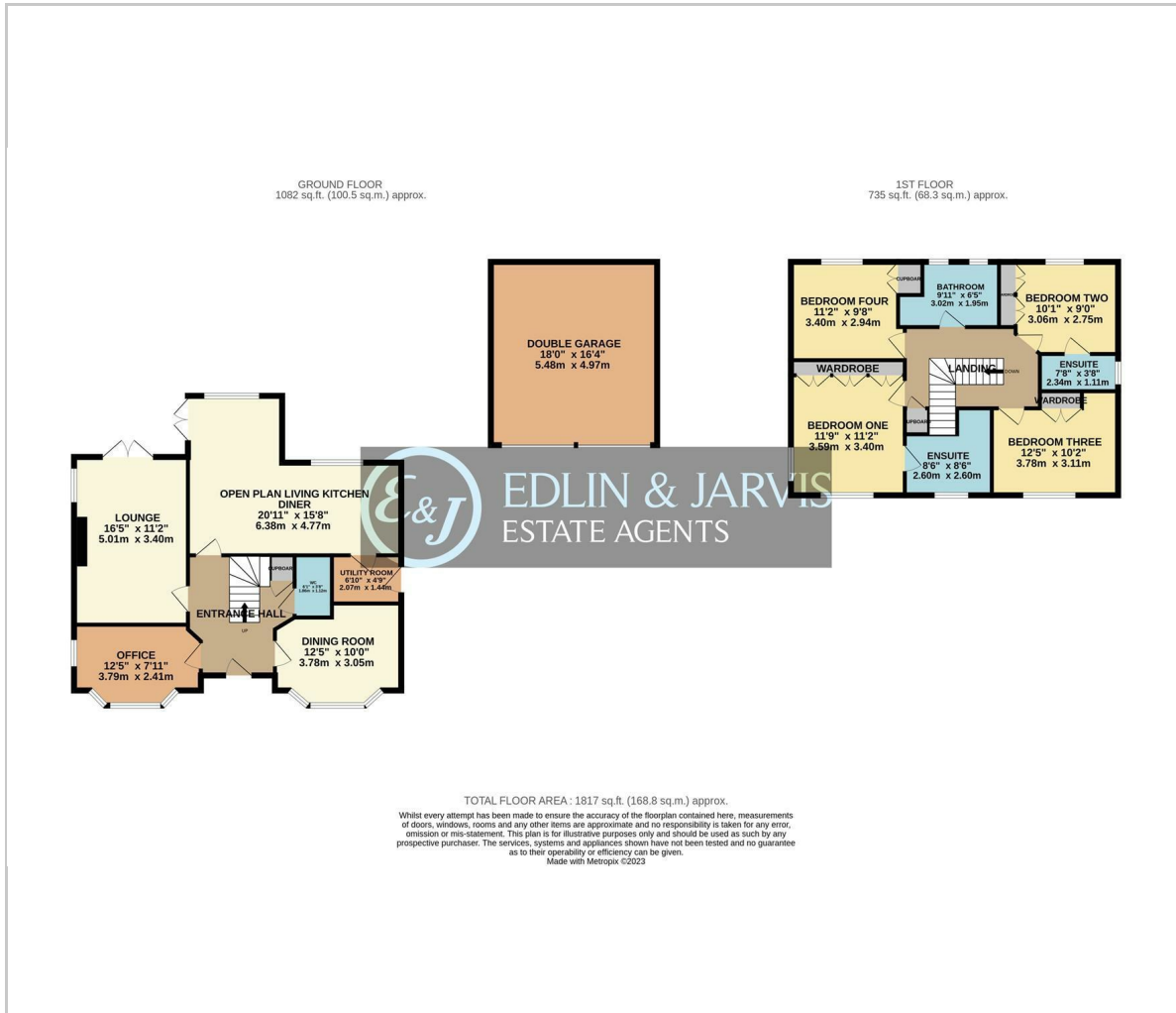
Utility Room
6'10 x 4'9 (2.08m x 1.45m)





- WC**
3'8 x 6'1 (1.12m x 1.85m)
- Dining Room**
12'5 x 10'0 (3.78m x 3.05m)
- Office**
12'5 x 7'11 (3.78m x 2.41m)
- Landing**
- Bedroom One**
11'9 x 11'2 (3.58m x 3.40m)
- Ensuite**
8'6 x 8'6 (2.59m x 2.59m)
- Bedroom Two**
10'1 x 9'0 (3.07m x 2.74m)
- Ensuite**
7'8 x 3'8 (2.34m x 1.12m)
- Bedroom Three**
12'5 x 10'2 (3.78m x 3.10m)
- Bedroom Four**
11'2 x 9'8 (3.40m x 2.95m)
- Bathroom**
9'11 x 6'5 (3.02m x 1.96m)
- Double Garage**
18'0 x 16'4 (5.49m x 4.98m)

Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

