



7 Pitomy Drive, Collingham, Newark, NG23
7QS

Guide Price £500,000 - £525,000

Tel: 01636 611811

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

A Detached family size 5 bed roomed house with a stunning elevated position providing far reaching and panoramic views over miles of open countryside.

The property offers spacious energy efficient living accommodation featuring a 31' living kitchen and 5 double sized bedrooms. There is an integral garage and block paved driveway with parking space for up to 4 vehicles.

Situated in the Collingham conservation area, the property is close to miles of leafy lane walks and just a short distance from the good village primary school, supermarket, shops and the Collingham medical centre.

The accommodation provides on the ground floor a canopy porch, entrance hall, cloakroom and inner hall with staircase. The lounge features a fireplace with wood burning stove and there is a separate study/family room. A particular feature of the property is the 31' kitchen with living space, patio doors to the garden, French windows and far reaching views. The kitchen is fitted with solid oak working surfaces and Bosch appliances. There is an adjoining utility room.

The first floor provides a galleried landing, master bedroom with Juliette balcony, en-suite and walk-in wardrobe. Bedrooms two and three on the first floor also enjoy the far reaching views. A wide and easy dog leg staircase leads to the second floor galleried landing with bedrooms four and five both exceptionally large with gable and Velux windows and a bathroom, ideal for children and teenagers.

The integral garage has a personal door and an electric remote door. The gardens are enclosed, safe for children and easily maintained.

The village of Collingham is situated 6 miles north of Newark. This is a sizeable community with an excellent range of amenities including a primary school, a public house with restaurant facilities, a modern Co-Operative store, convenience shop, family butchers, post office, library and purposes built medical centre incorporating doctor, dentist and pharmacy services. The village also offers a variety of social amenities. The Collingham cricket

club and sports ground is a local landmark within the village Conservation Area and close to the village green. Country lanes and footpaths offer miles of pleasant walks. There are public bus services and buses for secondary schooling to Newark and Tuxford. The Collingham John Blow primary school has a good reputation and Collingham is the catchment area for the Tuxford Academy for secondary education. The village has a railway station with services to Newark, Nottingham and Lincoln.

Constructed by Gusto Homes renowned for quality construction and energy efficient properties, the house was completed in 2017. The property is constructed with brick elevations under a traditional blue slate roof. Central heating is gas fired and double glazed to the latest specification. There is also wet system underfloor heating throughout the ground floor.

The following accommodation is provided:-

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL



With tiled floor, entrance door and glazed side panel.

CLOAKROOM

5'3 x 4'8 (1.60m x 1.42m)



With low suite WC and basin.

INNER HALL

10'10 x 10 (3.30m x 3.05m)

With staircase.

LOUNGE

20'9 x 12'1 (6.32m x 3.68m)



Fireplace with log burning stove and quarry tiled hearth. Chimney recess with shelving.

STUDY

9'7 x 7'8 (2.92m x 2.34m)



With built in cupboard.

LIVING/DINING KITCHEN

31'8 x 12' (9.65m x 3.66m)



With sliding patio doors, window and centre opening French doors leading to the garden area and providing far reaching panoramic views. Quality fitted kitchen with wall cupboards, base units and solid oak working surfaces incorporating a sink unit. Bosch appliances include gas hob, stainless steel hood, electric oven and microwave. Also a dishwasher, fridge/freezer and wine fridge. Ceramic tiled floor and LED lighting.



UTILITY ROOM

8' x 5'2 (2.44m x 1.57m)



With base unit and stainless steel sink unit. Wall cupboards, LED lighting and plumbing for washing machine.

FIRST FLOOR

GALLERIED LANDING



MASTER BEDROOM

15'7 x 12'1 (4.75m x 3.68m)



With centre opening French windows and Juliette balcony. Radiator. Far reaching views.

MASTER EN-SUITE

5'11 x 6' (1.80m x 1.83m)



With shower cubicle, low suite WC, basin, tiled floor, chrome heated towel rail, LED lighting, shaver light/point and extractor fan.



MASTER WALK-IN WARDROBE

6' x 4'6 (1.83m x 1.37m)

BEDROOM TWO

11'10 x 10'1 (3.61m x 3.07m)



With centre opening French windows and Juliette balcony. Radiator. Far reaching views.

BEDROOM THREE

1'8 x 7'11 (0.51m x 2.41m)



With views. Radiator.

FAMILY BATHROOM

10' x 6'8 (3.05m x 2.03m)



With bath, basin, low suite WC and shower cubicle with chrome shower fitting. Half tiled walls, tiled floor, chrome heated towel rail and LED lighting.

SECOND FLOOR

A dog leg staircase leads to a second floor.

GALLERIED LANDING



With built-in airing cupboard.

BEDROOM FOUR

13'5 x 12' (4.09m x 3.66m)



With gable window, Velux roof light and hatch to the roof space. Radiator.

WALK-IN WARDROBE

Situated in Bedroom Four.

BEDROOM FIVE

17'7 x 12'8 measured into recess (5.36m x 3.86m measured into recess)



(7'10 minimum width)

With a gable window and Velux roof light. Radiator.

SHOWER ROOM

7'11 x 6'5 (2.41m x 1.96m)



With shower cubicle, low suite WC, basin, chrome heated towel rail and Velux roof light.

GARAGE

18' x 13'3 (5.49m x 4.04m)

With personal door, electric remote garage door, Velux roof light and the gas fired central heating boiler.

Car charging point externally adjacent to the garage.

OUTSIDE



There is a block paved driveway and ample parking space in front of the property. A side gate leads to the enclosed rear garden with artificial turf and a paling fence divides a lawned area.

There are CCTV cameras externally.



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.

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.

VIEWING

Strictly by appointment with the selling agents.

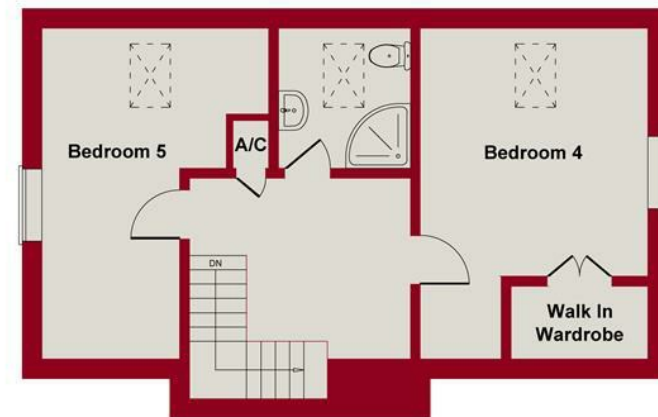


GROUND FLOOR

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(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 	



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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