



East View, 56 Dykes End, Collingham,  
Newark, Nottinghamshire, NG23 7LD

Reduced To £450,000

Tel: 01636 611811

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PARTNERS**

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East View, a DETACHED FOUR BEDROOMED PERIOD COTTAGE, dated 1872 with later extensions. The property is situated within the Conservation Area and set in a south facing garden. The delightful cottage style garden with Apple, Plum and Cherry trees is south facing. The views over open fields at the rear are protected within the Conservation Plan.

The accommodation includes two reception rooms, kitchen, utility room, wine store, sun lounge, four bedrooms, bathroom and en suite. Outside there is a useful office for those who work from home adaptable to a games room or garaging. In addition there is a garage and car port.

The property has been very well maintained and the main house was re-roofed entirely in 2004. There is gas central heating (recent new boiler) and most windows are UPVC double glazed. There are solar panels with a feed in tariff.

Collingham, a main village, is situated just six miles from Newark. There are rail services to Lincoln, Newark and Nottingham. The village has an excellent range of amenities including a primary school, medical centre, dentist, Co-operative store, convenience store, Post Office, newsagents, family butchers, Police centre and community facilities. There are many clubs and organisations in Collingham which has a thriving and active community. The picturesque cricket ground, The Green and the conservation areas are particularly notable. There are three pubs and regular bus services to and from the village.

The following accommodation is provided:-

## GROUND FLOOR

### OAK FRONT ENTRANCE DOOR

with wrought iron furniture.

### ENTRANCE PORCH

with quarry tiled floor.

## LOUNGE

24'7" x 14'0" (7.49 x 4.27)



(overall measurements) with fireplace, stove and quarry tiled hearth and oak floor. There is a recess with book shelving and south facing French windows to the garden. Two radiator.

## REAR HALL

with radiator, UPVC entrance door, oak flooring and built in cloak cupboard.

## DINING ROOM

12'1" x 10'1" (3.68 x 3.07)



with a hob type fireplace, ceramic tiled floor, Pine dado rail and door to the staircase.

## CLOAKROOM

with low suite WC, basin and tiled flooring.

## OFFICE/WINE STORE

11'5" x 4'5" (3.48 x 1.35)

with telephone point and fitted shelving. There is a single glazed window in this room.

## SUN LOUNGE

12'10" x 9'5" (3.91 x 2.87)



with wood framed double glazed and secondary glazed windows having a south and east aspect of the garden. Double panelled radiator.

## KITCHEN

12'1" x 10'5" (3.68 x 3.18)



with fitted solid Pine units providing base cupboards and wall cupboards. Working surface with stainless steel sink unit. Stainless steel gas hob with fan and integrated oven. Quarry tiled floor with electric underfloor heating. Radiator.

## UTILITY ROOM

12'0" x 8'0" (3.66 x 2.44)



with Pine units providing base cupboards, wall cupboards and a tall cupboard. ceramic tiled floor, radiator, Baxi gas fired combination boiler and radiator.

## FIRST FLOOR

## BEDROOM 1

14'7" x 13'7" (4.45 x 4.14)



(overall measurements) with good deep fitted wardrobes providing hanging space and shelving. Radiator.

## EN SUITE



Refitted recently with shower cubicle, basin, low suite WC. Radiator, fully tiled walls and floor. Heated towel rail.

## BEDROOM 2

12'0" x 10'7" (3.66 x 3.23)



(overall measurements) with fitted wardrobe, old hob type fireplace and radiator.

## BEDROOM 3

10'2" x 8'3" (3.10 x 2.51)



with Velux roof light, built in cupboard and radiator.

## BEDROOM 4

13'3" x 4'11" (4.04 x 1.50)

(measurements excluding the door reveal area) with built in cupboard. Radiator.

## BATHROOM



with white suite comprising bath with shower attachment, basin, low suite WC and shower cubicle. tiled walls, tiled flooring, radiator and Dimplex electric heater.

## OUTSIDE

The property has a walled frontage and a pair of entrance gates.

The gardens are a particular feature of the property with Apple, Plum and Cherry trees. The garden is very private and south facing. There is a wood shed in the corner, a small pond and a patio area.



## STUDIO

15'6" x 11'0" (4.72 x 3.35)



with panelled internal walls, fitted spotlights, sliding loft ladder to roof storage space, power and lighting.

## GARAGE

15'5" x 10'4" (4.70 x 3.15)

with up and over door and fluorescent light. Car Port and in the corner area a wood and cycle store with a polycarbonate roof. Car charging point.

## PLANNING PERMISSION

Full Planning Permission has been granted by Newark and Sherwood District Council under reference: 09/00179/FUL for the erection of a new dwelling.

The approved plans prepared by Studio-G Architecture are indeed an interesting design with accommodation on two levels. The proposed new house has a predominantly south facing aspect and minimal window intrusion on the existing property. The design incorporates on the ground floor; sitting room, dining room, study/bedroom with ensuite, kitchen and integral garage. Upstairs there are three bedrooms, a bathroom and an ensuite. The gross internal area of the proposed property is 127.8M<sup>2</sup> (1,375sqft) excluding the garage.

Copies of the approved plans and the planning permission are available on request from the selling agents.

The property is offered as an entirety providing an

opportunity for family and relatives or alternatively a speculative venture with the plot.

### **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.

### **DISCLAIMER**

Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

### **HOMEBUYER REPORTS & SURVEYS**

Available to vendors and purchasers, for further information call 01636 550804.

**Ground Floor**

Approx. 94.9 sq. metres (1021.4 sq. feet)



Total area: approx. 158.9 sq. metres (1709.9 sq. feet)

**First Floor**

Approx. 64.0 sq. metres (688.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(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



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