

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



5 Rio Drive

Newark, NG23 7NB

£275,000



5 Rio Drive

Collingham, Newark, NG23 7NB

£275,000



Collingham

Collingham is a well served village situated just six miles north of Newark. Village amenities include the John Blow primary school rated good by Ofsted, a medical centre with doctor's surgery, dentist and pharmacy, a modern Co-op store and a variety of other local shops including a butcher, newsagents, One Stop, fish and chip shop, cafe and two pubs including the Community run Royal Oak pub/restaurant and the Kings Head serving Chinese cuisine to eat in or takeaway. For business and health, recently opened is Gusto House offering amenities such as co-working space and meeting and training room facilities, the Allotment Cafe, Arena gym and a studio which holds keep fit classes. Collingham has regular local bus services connecting to Newark and a railway station with services from the village connecting to Lincoln, Nottingham, Newark and London St Pancras. The station has a convenient commuter's car park. Newark Northgate station is a short 15 minute drive and has trains connecting to London's King's Cross with a journey time of approximately 75 minutes.

Accommodation

Lounge

16'1 x 12'8 (4.90m x 3.86m)

Having door and window to the rear elevation. Radiator. Full height cupboard with light, further under stairs cupboard. Syncbox for wall mounted television. Laminated flooring throughout the ground floor.

Kitchen/Breakfast Room

16'1 x 12'3 (4.90m x 3.73m)

Having a range of wall and base units surmounted by a working surface and inset with a composite sink and drainer. Integrated appliances include fridge freezer, two ovens, dish washer, hob with glass splash back and extractor over. Space and plumbing for a washing machine. Cupboard housing the Logic Combi boiler serving the gas fired central heating system. Window to the front elevation.

Cloakroom

6'7 x 3'10 (2.01m x 1.17m)

Having a white suite comprising wash hand basin and low suite WC. Lighting operated by a sensor. Laminated flooring.

First Floor Landing

Having useful storage cupboard off. Doors off to:-

Bedroom

16'1 x 8'11 (4.90m x 2.72m)

Window to the rear elevation. Built in wardrobe with shelving, double hanging and shelf arrangement. Radiator.

Bedroom

16'1 x 8'9 (4.90m x 2.67m)

Window to the front elevation. Radiator. Access to the loft space.

Bathroom

8'11 x 7'4 (2.72m x 2.24m)

Having a white suite comprising panelled bath with shower over. Low Suite WC. Wash hand basin. Part tiled walling. Window to the side elevation. Towel radiator. Mirror fronted bathroom cabinet with side LED lights which are sensor controlled.

Tel: 01636 700888

Outside

Block paved parking to front elevation for two cars, electric charging point. Enclosed rear lawn garden with patio area.

Local Authority

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

Services

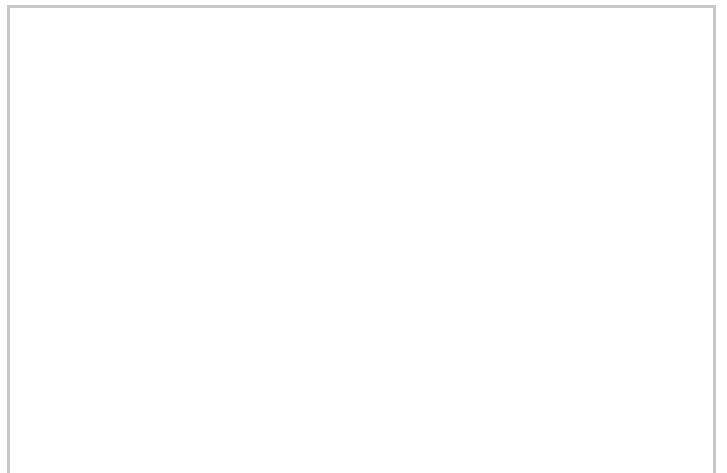
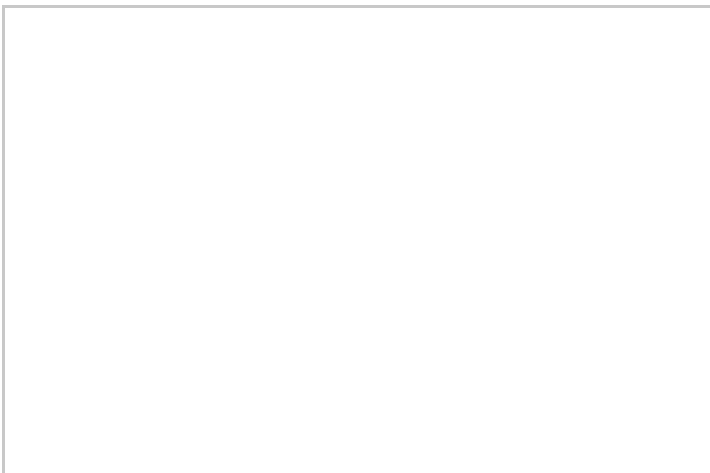
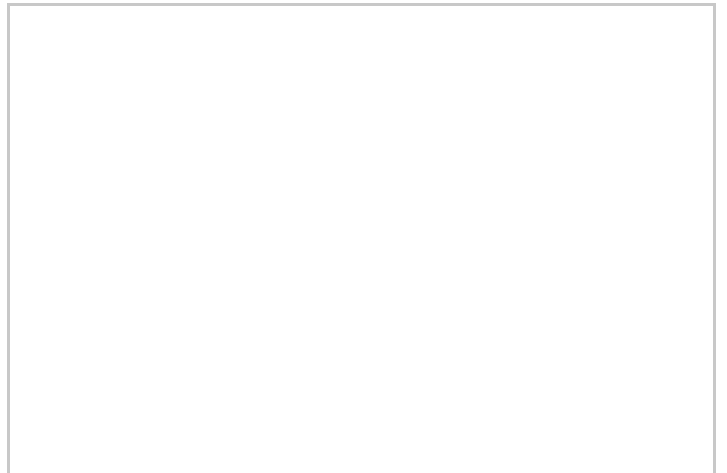
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure

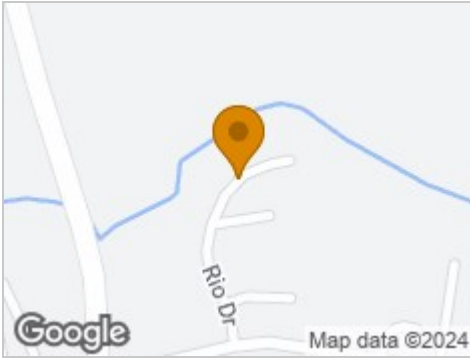
Freehold with vacant possession.

Viewing Arrangements

By appointment with the office, call 01636 700888.



Road Map



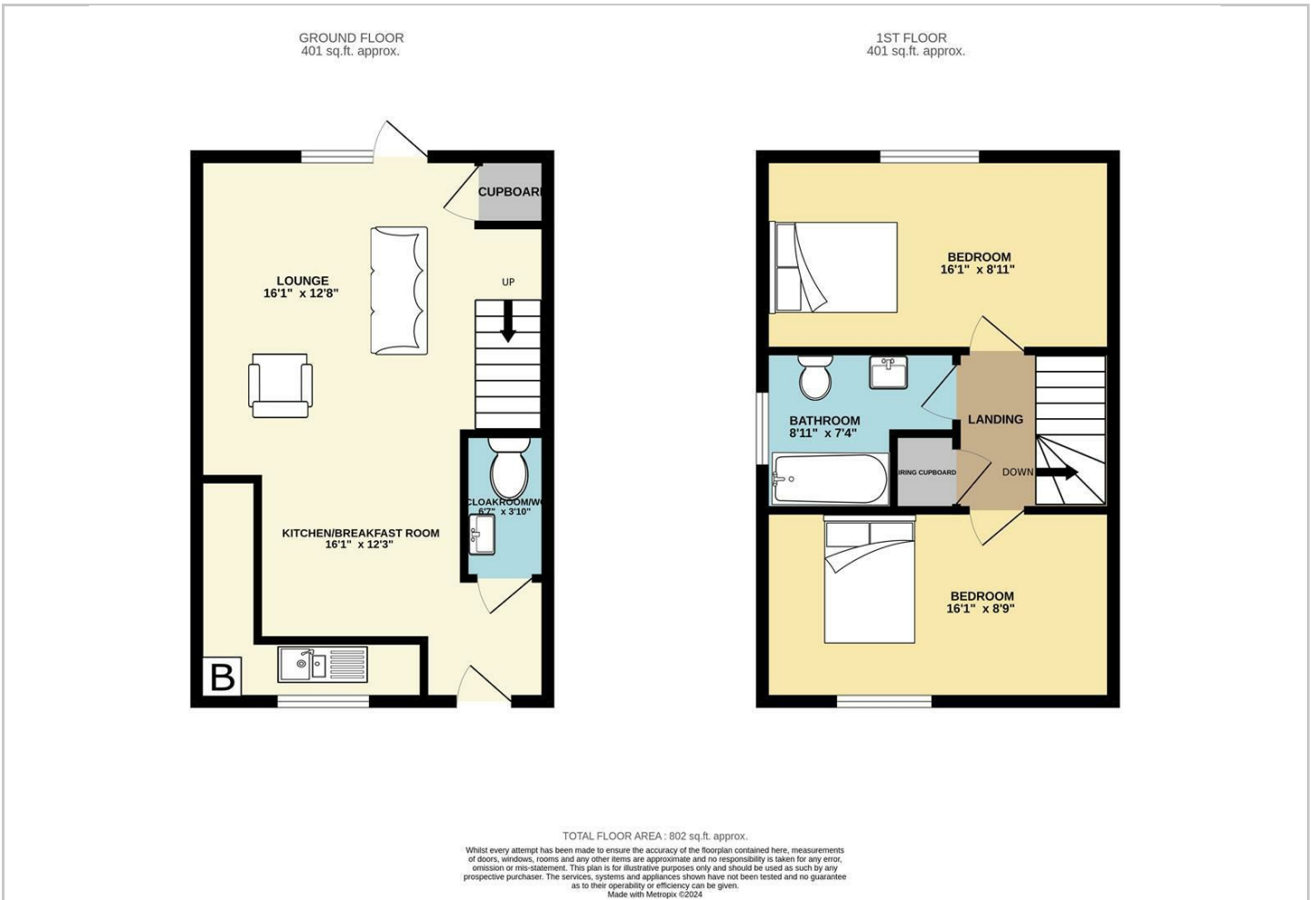
Hybrid Map



Terrain Map



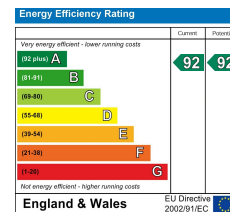
Floor Plan



Viewing

Please contact our Alasdair Morrison Newark Office on 01636 700888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.



RICS

22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk



rightmove.co.uk