

9 Horseshoe Cottages

Collingham, Newark, NG23 7SA

GUIDE PRICE £250,000

Situated in a quiet cul de sac location this brand new Gusto Homes built semi detached house with estimated build completion of mid July 2025 benefits from solar panels and electric car charging point with accommodation including open plan Howdens shaker style fitted kitchen/breakfast room with rear lounge, first floor two double bedrooms and bathroom. To the front there is parking for two cars and to the rear there is an enclosed private lawn garden with patio area and shed. Specification sheet available.



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SERVICES

All mains services available. Gas central heating.

LOCAL AUTHORITY – Newark and Sherwood District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.

ACCOMMODATION

OPEN PLAN LOUNGE/KITCHEN BREAKFAST

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

DRIVEWAY FOR TWO CARS

REAR GARDEN

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports call 01522 556088 and ask for Steven Spivey MRICS

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

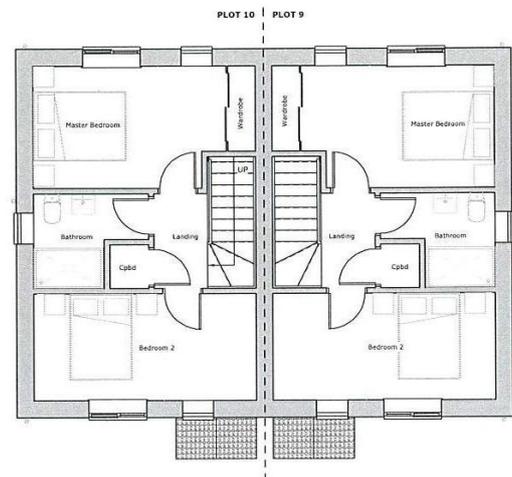
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

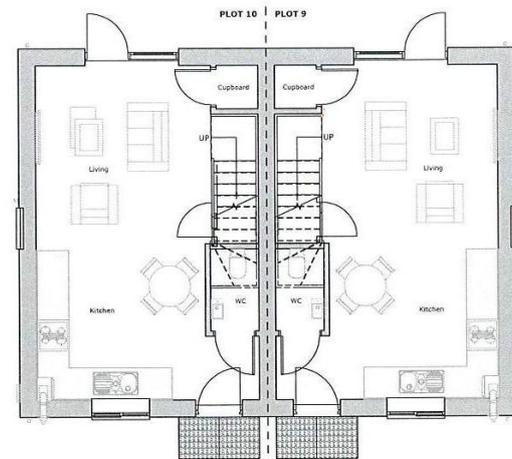
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Plot 9 & 10



Proposed First Floor Plan
1 : 50



Proposed Ground Floor Plan
1 : 50

46 Middle Gate

Newark

NG24 1AL

newark@amorrison-mundys.net

01636 700888

22 King Street

Southwell

NG25 0EN

southwell@amorrison-mundys.net

01636 813971

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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