



**Mulberry House, 2 Nixon Way,
Collingham, NG23 7LF**



Book a Viewing!

£625,000

A substantial Detached Family Home, set within a small and exclusive cul-de-sac of just three properties. This spacious residence offers versatile accommodation across two floors, ideal for modern family living. The ground floor features a welcoming Entrance Dining Hall with a feature window, Study, Sitting Room with double doors to the Kitchen/Breakfast Room and a generous Living Room with a feature chimney breast and gas log effect fireplace. A Conservatory and the living room both open via French doors onto the landscaped rear garden. The Shaker-style Kitchen/Breakfast Room is fitted with granite work surfaces and a central island, complemented by a separate Utility Room with access to a Downstairs WC and integral double garage. Upstairs are Five Double Bedrooms, Two with En-suite Shower Rooms, including a Principal Suite with a Walk-in Wardrobe, along with a modern four piece Family Bathroom.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

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

RECEPTION DINING HALL

17' 8" Plus door recess x 14' 1" (5.4m x 4.3m) With double glazed composite door, inset spot lights, doors to study, sitting room, living room and kitchen breakfast room, uPVC double glazed opaque feature window to the side and stairs to the first floor with under stair storage cupboard.

SITTING ROOM

14' 1" x 12' 1" (4.3m x 3.7m) With uPVC double glazed sash windows to the front elevation and double doors to the kitchen breakfast room.



KITCHEN/BREAKFAST ROOM

20' 8" x 12' 1" (6.3m x 3.7m) Fitted with a range of wooden Shaker-style wall and base units with a granite work surface incorporating a centre island and under counter ceramic double sink unit with a stainless steel mixer tap. Two fitted Neff ovens, Smeg induction hob, extractor, integrated dishwasher and space for a freestanding fridge freezer. Tiled flooring, tiled splash backs, spotlights, double doors to the sitting room and reception dining hall, door to utility room, uPVC double glazed windows and door to conservatory at the rear.

UTILITY ROOM

13' 5" x 5' 6" (4.1m x 1.7m) Matching Shaker style base unit with a worksurface incorporating the sink unit with a stainless steel mixer tap. Under counter space and plumbing for a washing machine. Tiled splashbacks, tiled flooring, extractor, personnel door to garage, built-in cupboard housing the hot water cylinder, door to WC and uPVC double glazed sash window to the rear elevation.



CLOAKROOM/WC

4' 7" x 5' 6" (1.4m x 1.7m) With a two piece suite comprising a low level WC and pedestal wash hand basin, tiled floor, tiled splashback, access to roof space and uPVC double glazed sash window to the rear elevation.



CONSERVATORY

10' 9" x 10' 2" (3.3m x 3.1m) Brick and uPVC double glazed construction with a polycarbonate roof, French doors to the living room and onto the rear garden.

LIVING ROOM

17' 8" x 14' 1" to the back of the chimney breast (5.4m x 4.3m) With uPVC double glazed French doors to the conservatory, uPVC double glazed French doors onto the garden, wall light points and feature chimney breast with inset gas log burning effect fire.



STUDY

9' 6" x 9' 6" (2.9m x 2.9m) With uPVC double glazed sash window to the front elevation.

GALLERIED LANDING

With uPVC double glazed feature opaque window to the side elevation, inset spotlight, radiators, doors to the family bathroom and to all bedrooms.

MASTER BEDROOM

18' 8" x 17' 8" (5.7m x 5.4m) With uPVC double glazed windows to the front elevation, radiators, door to walk-in wardrobe and door to en-suite.

EN-SUITE

8' 10" x 5' 6" (2.7m x 1.7m) Modern suite comprising a large shower cubicle with a mains fed rain head shower with separate attachment, low level WC and wash hand basin set within a vanity unit, tiled and water boards to walls, chrome heated towel rail, inset spotlights, extractor and double glazed Velux window to the rear elevation.



WALK-IN WARDROBE

8' 10" x 5' 6" (2.7m x 1.7m) With fitted shelving, hanging rails and radiator.

BEDROOM TWO

16' 8" x 14' 1" maximum measurements (5.1m x 4.3m) With uPVC double glazed sash window to the rear elevation, radiator, built-in double wardrobe and door to en-suite.



EN-SUITE TWO

8' 10" x 3' 7" (2.7m x 1.1m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, shower cubicle with a mains shower, tiled walls, radiator, inset spotlights, extractor and uPVC double glazed opaque window to the side elevation.

BEDROOM THREE

15' 5" maximum measurement into recess x 17' 8" (4.7m x 5.4m) With uPVC double glazed windows to the front elevation, radiators and built-in storage cupboard with shelving.



BEDROOM FOUR

12' 1" x 12' 5" (3.7m x 3.8m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM FIVE

9' 10" x 9' 6" (3,3m x 2.9m) With uPVC double glazed sash window to the front elevation and a radiator.



FAMILY BATHROOM

10' 5" x 8' 10" (3.2m x 2.7m) Four piece family bathroom comprising a large bath, walk-in shower cubicle with mains fed shower, pedestal wash hand basin and low level WC, tiled and splashback, uPVC double glazed opaque window to the side elevation, inset spotlights, extractor and chrome heated towel rail.

DOUBLE GARAGE

18' 8" x 17' 4" (5.7m x 5.3m) With an electric garage door, personnel door to property, power, lighting and wall mounted Worcester gas boiler.

OUTSIDE

The gardens are landscaped both front and rear with paved patios, lawn with borders for plants, shrubs and gated access at both sides. There is a block paved driveway and double integral garage.



WEBSITE

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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.

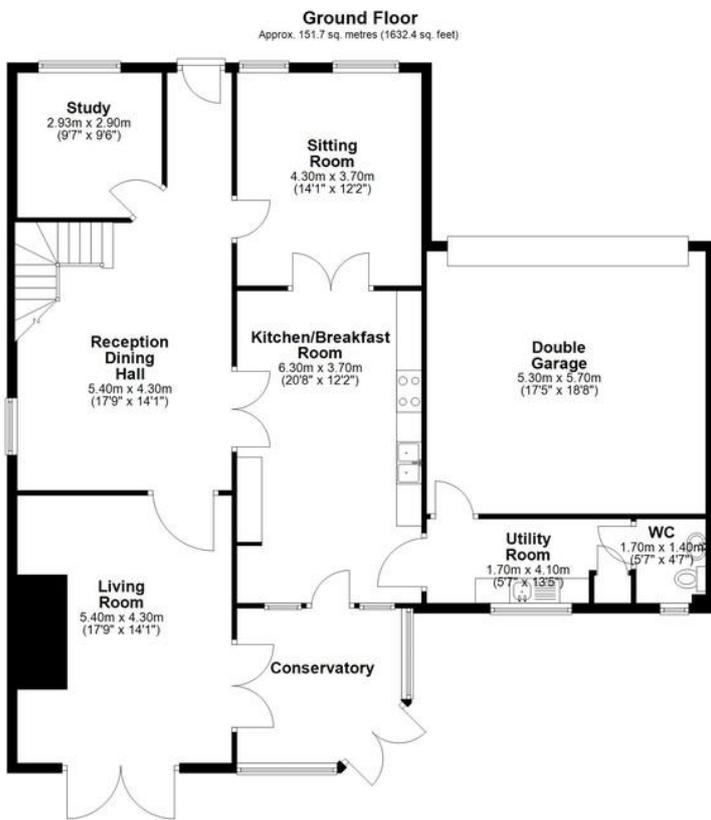
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Total area: approx. 295.0 sq. metres (3175.2 sq. feet)
2 Nixon Way, Collingham

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