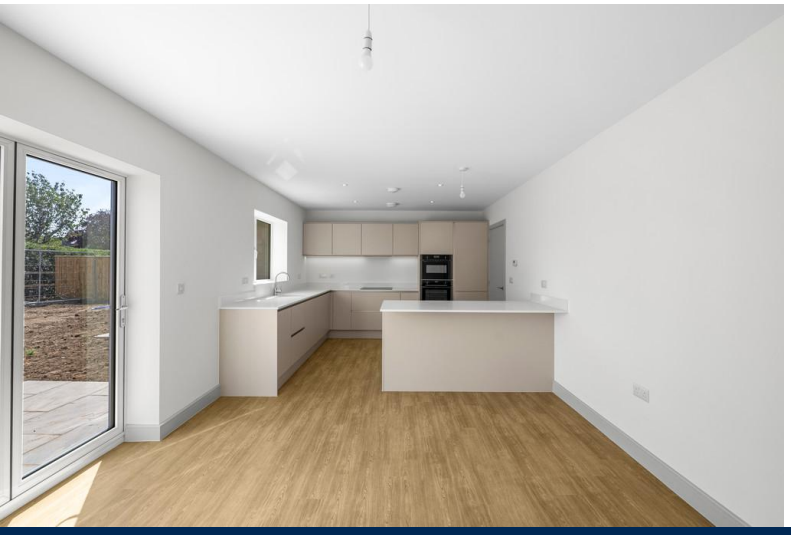
Plot 11, The Ramone, The Old School Yard
18 Shaftesbury Way, Collingham, Newark, NG23 7ND

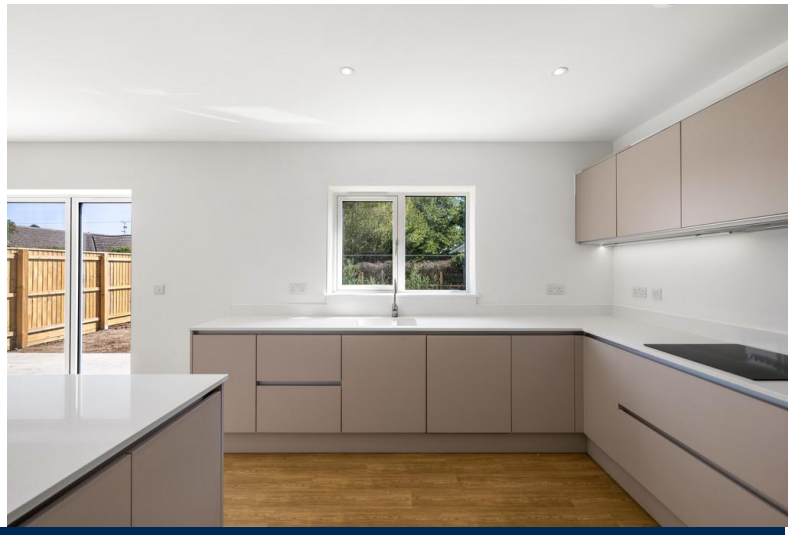
Book a Viewing!

£525,000

This property is a spacious detached home designed with modern family living in mind. The home opens into an entrance hall with a downstairs WC and leads through to a bright open-plan kitchen and dining area positioned to the rear of the home. Doors open directly onto the garden, creating an excellent space for everyday family life and entertaining. A separate utility room provides additional practicality. Alongside the kitchen area is a generously sized living room, while an additional reception room offers flexible space that could be used as a home office, playroom or second living room. Upstairs, the first-floor landing leads to four bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The property also benefits from a driveway and garage, and like all homes within the development, sits on a generous plot.

This four-bed property is now complete and ready for buyers who are looking to move before Christmas.





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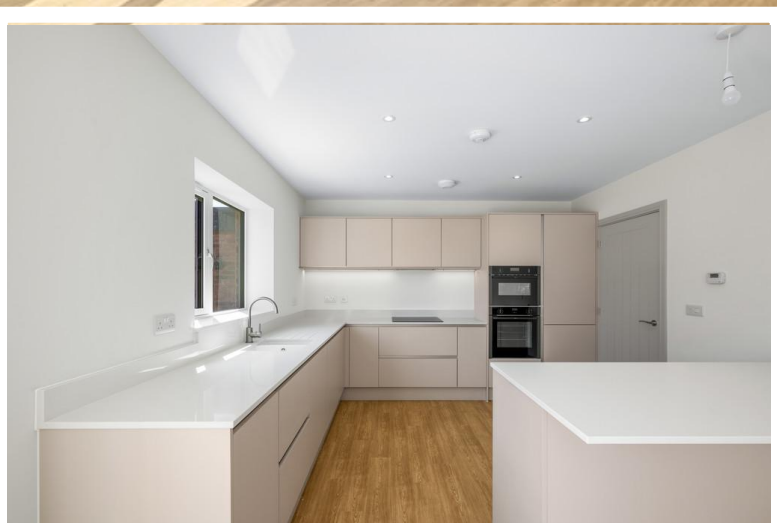
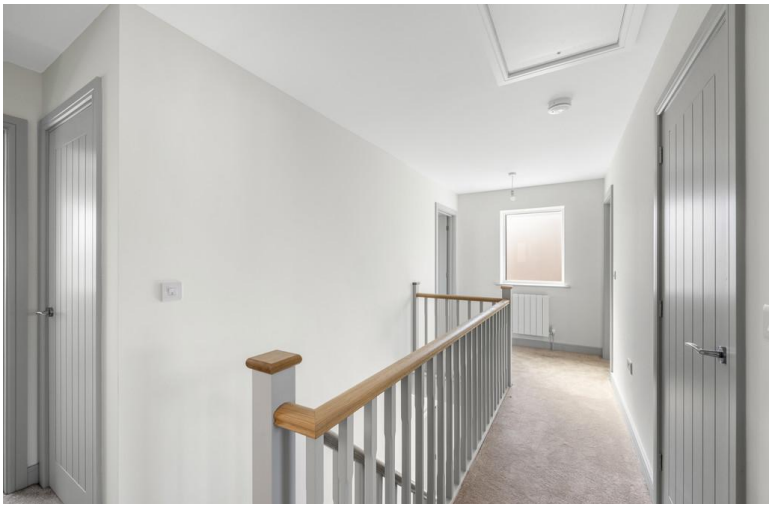


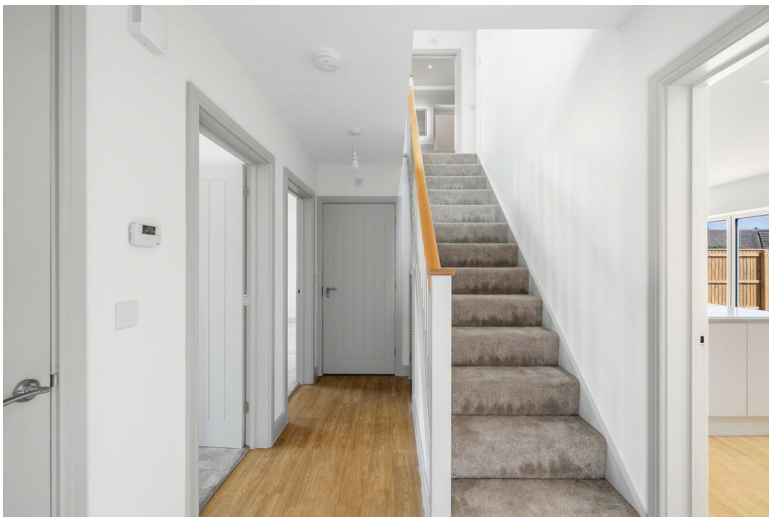


LOCATION

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.

GUSTO HOMES

The Old School Yard is delivered by Gusto Homes, a highly regarded, family-owned developer known for their energy-efficient and community-led developments. Gusto Homes do more than build houses; they create places people are proud to call home. For over 25 years, they have led the way in sustainable housebuilding, designing beautiful, energy-efficient communities that prioritise quality, comfort and the future of our planet. Their innovative, award-winning, low-energy developments are thoughtfully designed with both people and the environment in mind, with every project reflecting their core values of sustainability, quality and community. With a reputation for exceptional after-sales service and customer care, the same high standards can be expected at The Old School Yard.



THE OLD SCHOOL YARD
The Old School Yard is a thoughtfully designed Exclusive Development located on the edge of Collingham, situated in a quiet cul-de-sac, offering easy access to the wealth of facilities and amenities in the village.

Mundys are extremely proud to offer these two storey, Three and Four Bedroom Homes built to high-performance standards, giving homeowners increased comfort and energy efficiency.

The development includes spacious Semi-Detached and Detached Homes, each with generous plots - ample driveway with the semi-detached plots, a garage and driveway with the detached plots.

Each home at The Old School Yard includes a premium kitchen with integrated appliances. The bathrooms will offer luxury suites with splashback tiling and quality fittings. These Low-Energy Homes incorporate a range of energy-efficient technologies including air source heat pumps, solar panels and triple glazing.

ACCOMMODATION

ENTRANCE HALL
The home opens into the hallway, complete with a cloakroom next to the entrance.

CLOAKROOM/WC
Complete with a hand wash basin and WC.

LIVING ROOM 12' 10" x 15' (3.91m x 4.57m)

HOME OFFICE
12' 10" x 8' 8" (3.91m x 2.64m) This room can be used as a study, separate living space or even a ground-floor bedroom.

DINING ROOM
11' 7" x 11' 7" (3.53m x 3.53m) The open plan kitchen/dining area opens with bi-fold doors to the private garden.

KITCHEN
11' 7" x 12' 6" (3.53m x 3.81m) Beautiful kitchen complete with a quartz worktop and breakfast bar, NEFF induction hob, NEFF slide and hide oven and integrated microwave, fridge, freezer, dishwasher and plenty of storage.

UTILITY ROOM
6' 7" x 7' 1" (2.01m x 2.16m) A range of units with worktop space, a sink and space for a washing machine.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM
12' 11" x 13' 3" (3.94m x 4.04m) Spacious principal bedroom, featuring an en-suite.

EN-SUITE
6' 7" x 5' 7" (2.01m x 1.70m) The en-suite is a 3-piece suite including a shower, sink unit and WC. The en-suite also includes a mirror with LED lights and additional storage.

BEDROOM 2
12' 10" x 10' 6" (3.91m x 3.20m)

BEDROOM 3
11' 7" x 11' 2" (3.53m x 3.40m)

BEDROOM 4
8' 2" x 12' 6" (2.49m x 3.81m)

BATHROOM
7' 2" x 5' 8" (2.18m x 1.73m) The main family bathroom is a 3-piece suite including a bath with an integrated shower, sink unit and WC. Above the sink is a mirror with LED lights and additional storage.

GARAGE
20' x 15' 2" (6.10m x 4.62m) Complete with electric vehicle charging.

PARKING
Driveway parking for multiple cars.

RESERVATION FEES
The reservation fee of £1,000 will hold your chosen plot until 3 months prior to the anticipated build completion date. By this time you must be in a position to proceed (i.e. sold or accepted an offer on your own property / have funds in place). If you are not in a position to proceed at this stage, Gusto Developments Ltd will return the plot to the open market. If this is the case, you will be offered the opportunity to transfer your reservation deposit to a later plot or have a partial refund. The deposit shall be treated as part payment of the Price Agreed.

The deposit is subject to a 14-day cooling-off period during which time the deposit will be refunded fully should the buyer change their mind. After that period, if the buyer wishes to withdraw from the purchase then 50% of the deposit will be refunded if this is prior to contract paperwork being issued, after this point the deposit shall become forfeit and belong to the seller.

SERVICES
All mains services except Gas - built to align with AECB standards, the homes incorporate a range of energy-efficient technologies including air source heat pumps, solar panels and triple glazing.

TENURE - Freehold.

EPC RATING – to follow.

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - Newark and Sherwood District Council.

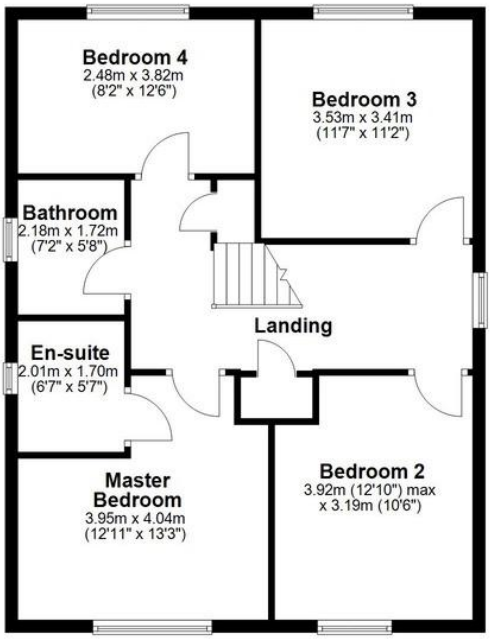
BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

Ground Floor
Approx. 100.9 sq. metres (1085.5 sq. feet)

First Floor
Approx. 70.6 sq. metres (760.1 sq. feet)



For Illustration Purposes Only
Plan produced using PlanUp.

The Ramone, The Old School Yard, Woodhill Road, Collingham

THE OLD SCHOOL YARD

Mundys NEW HOMES

GUSTO Homes

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

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THE OLD SCHOOL YARD

AGENTS NOTE

Please note, all images are for guidance only and give an indication of the proposed finishes but may not represent exactly the completed product. Internal images are taken from other Gusto Homes sites but may not show the same room size or configuration as the proposed plots at The Old School Yard. Exterior elevation images are computer generated and are for guidance only but are indicative of each design.

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

https://www.mundys.net/referrals/

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 the 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 here in as not verified.

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The Property Ombudsman

www.mundys.net