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THE NEW
HOMES
AGENT



ALL INTERNAL PHOTOS
HAVE BEEN TAKEN
FROM A PREVIOUS
PHASE OF THIS
DEVELOPMENT

THE NEW
HOMES
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Plot 30 Blackberry Way, Newark on Trent, NG23 7SE

£290,000

The Beaufields has been designed as a community for the over 55's who are looking to enjoy their free time in a new, low maintenance home. Imagine the peace of mind from knowing your home is covered by a 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House.

With just 38 bungalows and 22 apartments, The Beaufields will maintain its exclusive, community feel. Inside this home, you will find a modern, open-plan kitchen /diner, lounge area with home office area, master bedroom with en-suite, second bedroom, main bathroom, attached garage and private garden.

The Beaufields

As a resident of The Beaufields, you will have full access to excellent communal facilities including a residents' lounge, a hobbies room, the community gardens and private allotments. You will also have access to a visitor's suite which can be pre-booked for overnight guests. An on-site Community and Estate Manager will be responsible for the running of the development, including a schedule of events and activities. They will also be able to offer guidance on accessing extra care provisions should you need additional help at any time.

Specification

Our homes are finished to a very high specification and include the following:

- All flooring included as standard
- Bespoke fitted kitchens from Chris Sharp, Lincoln
- Hotpoint appliances including a microwave combi-oven, full-size oven, hob, extractor, fridge/freezer, slimline dishwasher
- Fitted wardrobe to the master bedroom
- Digital aerial installed in the roof space
- Full height tiling to the bath or shower with half height tiling behind the sink and toilet
- Mirrored vanity cupboard in bathrooms
- Super-fast fibre-optic broadband direct into each home
- External tap and power socket
- LED downlighters in the kitchen and bathrooms
- Electric garage doors

This well-insulated home is fully electric, being heated via ground source heat pumps which harness natural heat from under the ground. This heat is also used to provide the hot water. Ventilation fans run constantly at a low level, removing stale air from the bungalow meaning you breathe cleaner air, positively impacting your health and wellbeing. All the properties are finished to the exceptionally high standards for which Gusto Homes are applauded. Locally sourced, high-quality fixtures and fittings throughout include a Chris Sharp kitchen with A rated appliances and high-speed fibre optic broadband straight into your home.

Kitchen/Diner 24'11" x 11'5" (max) (7.6m x 3.5m (max))

Lounge 19'4" x 11'5" (5.9m x 3.5m)

Master Bedroom 15'8" x 10'2" (4.8m x 3.1m)

Ensuite 7'6" x 5'6" (2.3m x 1.7m)

Bedroom 2 9'10" x 10'2" (3m x 3.1m)

Bathroom 8'10" x 5'6" (2.7m x 1.7m)

Garage 12'1" x 20'4" (3.69m x 6.2m)

Internal Square Footage 294'7" (89.80m)

The Management Company

As a resident of The Beaufields, you automatically become a shareholder in the Collingham Brook Management Company. This is solely a resident owned management company meaning our homeowners decide how their annual service charge is used. You may decide you would like to sit on the board of directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you!

As a shareholder in the resident owned management company you can expect to have the following services:

- Maintenance of public open spaces and unadopted roadways within the development
- Grounds maintenance of the communal gardens
- Cleaning and caretaking within the communal areas
- On site Communities and Estate manager
- Necessary insurances for areas outside of your personal ownership
- Fully protected sinking fund
- No exit fees when you decide to leave

The property is purchased on a Freehold basis.

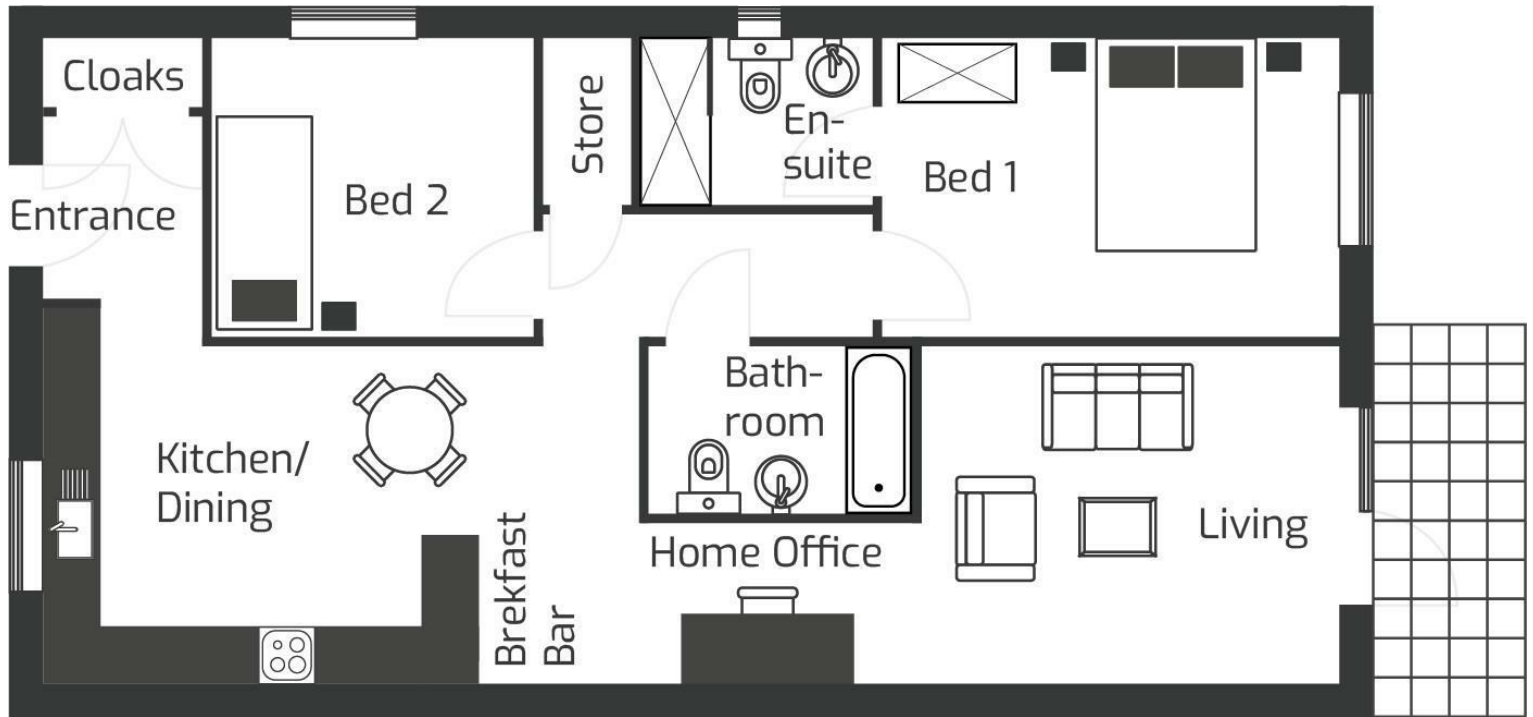
Location- Collingham

Become a part of the community in the highly sought-after village of Collingham. Located in the centre of the Village and only a short walk from each other is your local supermarket, medical centre, pharmacy, dental practice, post office and two village pubs. Perfect for accommodating all your needs.

Agents Notes

Please note that these floor plans, dimensions, the position, size of the position and size of doors, windows, appliances and other features are approximate only as taken from Architects plans.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

a moving experience

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