



The Lawns, Collingham



3



2



2

Guide Price £325,000 to £335,000

- Extended Detached Bungalow
- Three Well-Proportioned Bedrooms
- Kitchen & Utility Room
- Lounge with Dining Area & Conservatory
- Bathroom & Shower Room
- Car Port & Driveway
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: C



Enjoying a quiet position in the sought after village of Collingham lies this extended detached bungalow which boasts well presented accommodation throughout and presents a home that is ready to move straight in to. The bungalow's accommodation comprises: welcoming entrance hallway, spacious L-shaped lounge with a bow window and dining area , modern kitchen with integrated fridge freezer and provision for a range cooker, extremely useful utility room, conservatory, three well-proportioned bedrooms, quality bathroom suite and a further separate shower room. Externally, the bungalow is approached by a generous driveway and car port providing off street parking whilst the rear garden offers a superb degree of privacy and has been beautifully landscaped with a lawned area, variety of plants/shrubs and a paved outdoor seating area. Other features include gas central heating (boiler replaced in 2022) and UPVC double glazed windows.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway
5.71m x 2.03m (18'9 x 6'8)

Lounge/Diner
7.85m x 5.49m (25'9 x 18'0 maximum measurements)

Kitchen
3.66m x 2.59m (12'0 x 8'6)

Utility Room
4.17m x 1.75m (13'8 x 5'9)

Conservatory
3.02m x 2.24m (9'11 x 7'4)

Bedroom One
4.01m x 3.00m (13'2 x 9'10)

Bedroom Two
3.48m x 3.00m (11'5 x 9'10)

Bedroom Three
3.00m x 2.41m (9'10 x 7'11)

Bathroom

2.82m x 2.03m (9'3 x 6'8)

Shower Room

2.29m x 1.30m (7'6 x 4'3)

Car Port

7.85m x 4.24m (25'9 x 13'11)

Services

Mains gas, electricity, water and drainage are connected.

Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.





Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

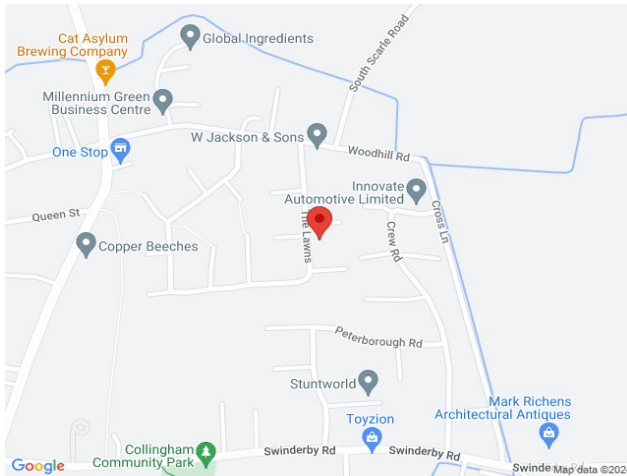
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk