



High Street, Collingham



Guide Price £280,000 to £290,000

- Extended Semi Detached Home
- Three Bedrooms
- Three Reception Rooms
- Kitchen & Utility/Store
- Four Piece Bathroom & G/F WC
- Generous West Facing Rear Garden
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



Enjoying a convenient position in the heart of the sought after village of Collingham, lies this attractive three bedroom non estate semi detached home, with a delightful generous WESTERLY facing rear garden and gravelled driveway to the front.

The deceptively spacious accommodation comprises to the ground floor: inviting entrance hallway, WC, bay fronted lounge, separate sitting room with feature fireplace, dining room extension spanning across the back of the property with French doors into the rear garden, door to a useful store room/utility and an open arch back into the kitchen which has a four ring electric hob and electric oven. To the first floor there is a four piece bathroom suite and three bedrooms, (two of which are double bedrooms and one single bedroom).

Outside, the property is approached with a gravelled driveway providing off street parking whilst the extensive rear garden provides a wonderful degree of privacy. It is predominantly laid to lawn with a wrap around paved patio area with a range of raised beds, the rear garden enjoys a variety of plants/shrubs and trees to borders. Other features of this home include gas central heating and majority UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

4.85m x 1.98m (15'11 x 6'6)

Ground Floor WC

1.65m x 0.86m (5'5 x 2'10)

Lounge

4.39m x 3.53m (14'5 x 11'7)
maximum measurements, into bay window

Sitting Room

3.99m x 3.53m (13'1 x 11'7)

Dining Room

5.36m x 1.85m (17'7 x 6'1)
maximum measurements

Kitchen

2.82m x 1.98m (9'3 x 6'6)

Storeroom/Utility

3.00m x 1.65m (9'10 x 5'5)
maximum measurements

First Floor Landing

Bedroom One

3.99m x 3.53m (13'1 x 11'7)

Bedroom Two

3.66m x 3.53m (12'0 x 11'7)

Bedroom Three

2.13m x 1.98m (7'0 x 6'6)

Bathroom

2.77m x 1.96m (9'1 x 6'5)

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 - Sales Particulars

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 are taken internally and cannot be assumed 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 £350 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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