



Nursery Close, Collingham

 4  3  2

Guide Price £600,000 to £625,000



Key Features

- Executive Three Storey Detached Home
- Four Large Double Bedrooms
- Ensuite, Bathroom, Shower Room & G/F WC
- Open Plan Living/Dining Kitchen
- Two Reception Rooms
- Block Paved Driveway & Double Garage
- Council Tax Band: F
- EPC Rating: B
- Tenure: Freehold





This very well appointed and presented, modern executive detached home was built in 2013 and is superbly positioned in the top corner of a private exclusive development of just 5 properties. This lovely home boasts incredibly well-proportioned accommodation stretching across three floors, in excess of 3,000 square feet, making this an ideal family home or a property with annexe potential. Originally built with five large double bedrooms, this property has extremely adaptable accommodation to suit a variety of buyers and could be a six bedroom property if you wanted it to be. The property enjoys a magnificent, enclosed SOUTH FACING rear garden as well as a double garage and ample off-street parking.

The property's immaculate accommodation briefly comprises to the ground floor: an inviting entrance hallway with useful cloak cupboard, W/C, dual aspect lounge with bay window to the front, French doors to the rear garden and a feature log burning stove, home office/sitting room, a superb open plan living/dining kitchen with bi-folding doors to the garden, Velux roof lights, and contemporary kitchen with quartz work surfaces all with recessed independently switched LED lighting and appliances to include an induction hob, electric oven, integrated dishwasher and Bosch microwave oven. There is a utility room with granite work surfaces and a connecting door to the double garage. The first floor provides a galleried landing, master bedroom with ample fitted wardrobes and luxurious ensuite shower room, dual aspect bedroom four/games room and the family bathroom. The second floor provides a large built-in store off the landing and two large double bedrooms with fitted wardrobes and an equally luxurious shower room between the two rooms.

Externally, the property is accessed down a private road and enjoys a generous block paved driveway to the front, with the garage and porch roof overhang incorporating recessed lighting. A side gate provides access through to the marvellous SOUTH FACING enclosed rear garden which benefits from a generous

paved entertaining area, lawned area and a range of plants/shrubs to borders as well as mature trees to the rear boundary. Other features of this home include double glazing, and gas central heating (new boiler in 2024) with underfloor heating throughout the ground floor. Viewing will be key to appreciate the quality and substantial nature of this wonderful home.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Ground Floor W/C 5'2" x 4'11" (1.6m x 1.5m)
maximum measurements

Lounge 27'4" x 12'7" (8.3m x 3.8m)
maximum measurements

Home Office/Sitting Room 11'0" x 9'0" (3.4m x 2.7m)

Open Plan Living/Dining Kitchen 24'7" x 14'8" (7.5m x 4.5m)
maximum measurements

Utility Room 12'4" x 5'8" (3.8m x 1.7m)

First Floor Landing

Bedroom One 22'6" x 14'8" (6.9m x 4.5m)
maximum measurements

Ensuite Shower Room 7'9" x 6'10" (2.4m x 2.1m)
maximum measurements

Bedroom Four/Games Room 24'6" x 12'7" (7.5m x 3.8m)





Bathroom 10'6" x 8'11" (3.2m x 2.7m)
maximum measurements

Second Floor Landing

Bedroom Two 20'8" x 14'8" (6.3m x 4.5m)
maximum measurements

Bedroom Three 20'8" x 12'7" (6.3m x 3.8m)
maximum measurements

Shower Room 8'11" x 7'1" (2.7m x 2.2m)

Store 9'10" x 3'6" (3m x 1.1m)

Double Garage 18'0" x 17'1" (5.5m x 5.2m)
majority measurements

Agent's Note - Nursery Close

The property has a shared roadway leading to a private driveway. The current owner, along with the neighbouring properties on the close pay £10 per month towards maintenance of the private road. There are parking restrictions on the private road. For any specific points please ask and we will make enquiries.

The windows in the property are Powder Coated Wooden Double Glazing.

Services

Mains gas, electricity, water and drainage are connected.

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.



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.

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 choose to arrange a survey through them. For more information, please call the office.

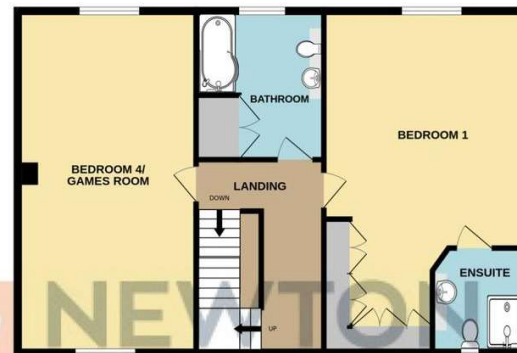




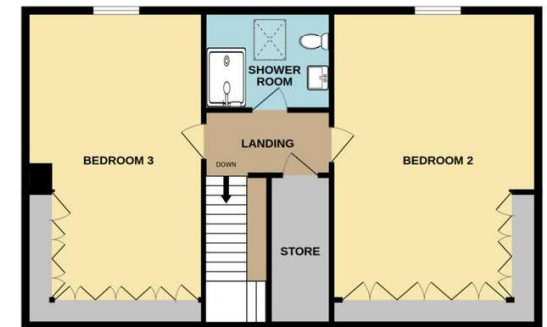
GROUND FLOOR



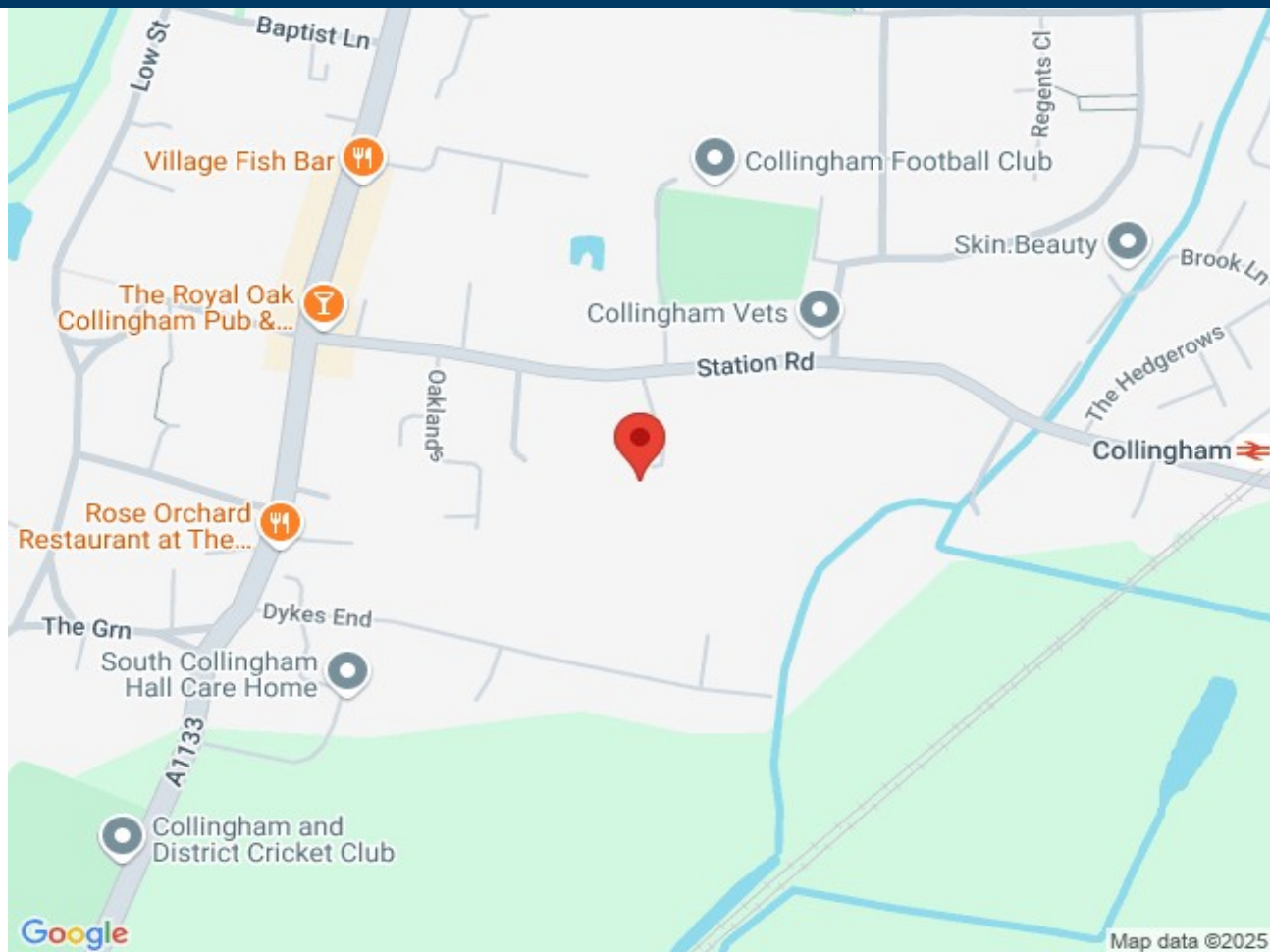
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		