



Station Road, Collingham

 3  1  2

Guide Price £270,000 to £280,000



Key Features

- Detached Bungalow
- Three Well-Proportioned Bedrooms
- Bathroom & Outside W/C
- Two Reception Rooms & Kitchen
- Wrap Around Gardens
- Workshop, Store & Lean To
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Occupying a delightful corner plot position in the heart of the sought after village of Collingham, this detached bungalow offers incredible potential to improve and add value to and is marketed with NO CHAIN. This home falls within close proximity to a host of village amenities, whilst being within walking distance of the train station and provides superb access to the A46 and A1.

The bungalow's accommodation comprises: entrance porch, inviting entrance hallway, generous dual aspect lounge with an archway to a dining room, kitchen with pantry cupboard, three well-proportioned bedrooms, two of which having fitted wardrobes, and a family bathroom suite.

Attached to the rear of the bungalow is a range of outbuildings that include an outside W/C, lean to, workshop, store and single garage. The gardens wrap around the whole bungalow and is predominantly laid to lawn with a variety of mature plants/shrubs to borders. A driveway to the rear provides off street parking and gives access to the single garage. Other features of this home include solar panels to heat hot water, gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 5'5" x 5'0" (1.7m x 1.5m)

Entrance Hallway 17'6" x 8'8" (5.3m x 2.6m)
maximum measurements

Lounge 17'8" x 11'11" (5.4m x 3.6m)

Dining Room 9'1" x 7'3" (2.8m x 2.2m)

Kitchen 17'0" x 11'6" (5.2m x 3.5m)
maximum measurements

Rear Porch 10'2" x 3'8" (3.1m x 1.1m)

Bedroom One 12'0" x 11'5" (3.7m x 3.5m)
maximum measurements including wardrobes

Bedroom Two 11'5" x 9'11" (3.5m x 3m)

Bedroom Three 12'0" x 8'1" (3.7m x 2.5m)
maximum measurements including wardrobes

Bathroom 7'11" x 5'8" (2.4m x 1.7m)

Outbuildings:

Outside W/C 4'3" x 3'11" (1.3m x 1.2m)

Lean To 11'6" x 7'2" (3.5m x 2.2m)
maximum measurements



Garage 15'7" x 8'0" (4.7m x 2.4m)

Workshop 9'6" x 6'2" (2.9m x 1.9m)

Store 6'2" x 6'1" (1.9m x 1.9m)

Agent's Note - Probate

The sale of this property is subject to Probate. As of 27th February 2025, probate has been applied for but not granted yet.

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

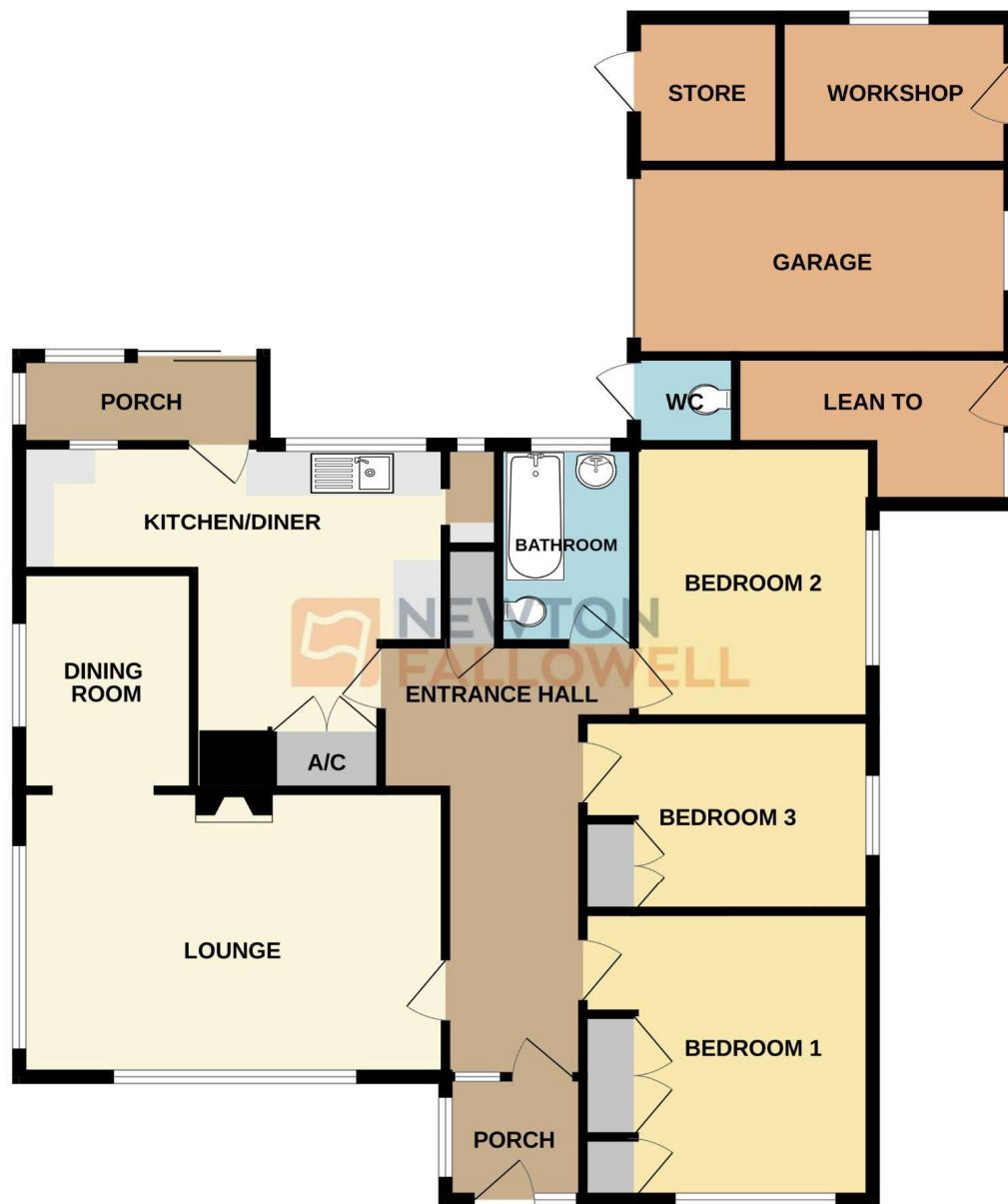
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

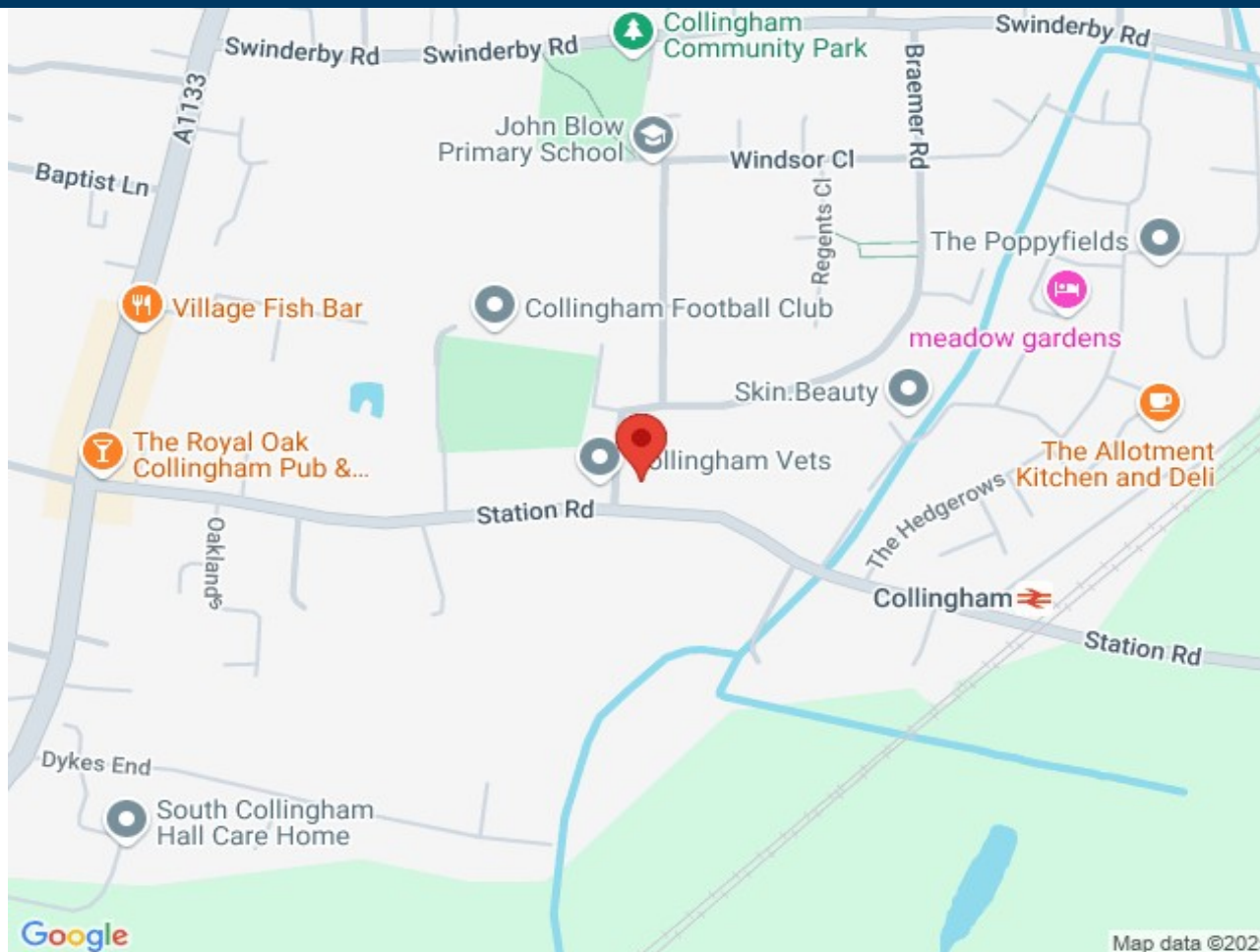
Referrals

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.



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		