



Crew Road, Collingham

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Guide Price £210,000 to £220,000



Key Features

- Well Presented Semi Bungalow
- Extremely Popular Village Location
- Modern Kitchen & Shower Room
- 1/2 Bedrooms or Separate Dining Room
- Spacious Lounge & Conservatory
- Enclosed Rear Garden
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





A well presented, semi detached bungalow situated in the extremely popular and well served village of Collingham.

This lovely bungalow has adaptable accommodation comprising of a modern kitchen with integrated appliances including electric hob, oven and microwave, spacious lounge/diner with feature bow window and fireplace housing a log burner, separate dining room/bedroom two with French doors into the conservatory, a further double bedroom with dressing area off and a modern shower room. The single garage has been converted to provide the dressing room, storage and a utility area.

Outside to the front there is a driveway and gravelled garden area and to the rear a westerly facing garden with patio and lawned area. The property further benefits from gas central heating, UPVC double glazing, large, gated carport.

ACCOMODATION - Rooms and Measurements

Kitchen 13'9" x 7'2" (4.2m x 2.2m)

Lounge Diner 17'10" x 11'0" (5.4m x 3.4m)

Dining Room/Bedroom Two 11'10" x 7'10" (3.6m x 2.4m)

Conservatory 10'0" x 8'6" (3m x 2.6m)

Inner Hall

Shower Room 7'1" x 6'5" (2.2m x 2m)
maximum measurements

Bedroom One 10'4" x 8'9" (3.1m x 2.7m)

Dressing Room 9'7" x 5'0" (2.9m x 1.5m)

Utility



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

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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

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.

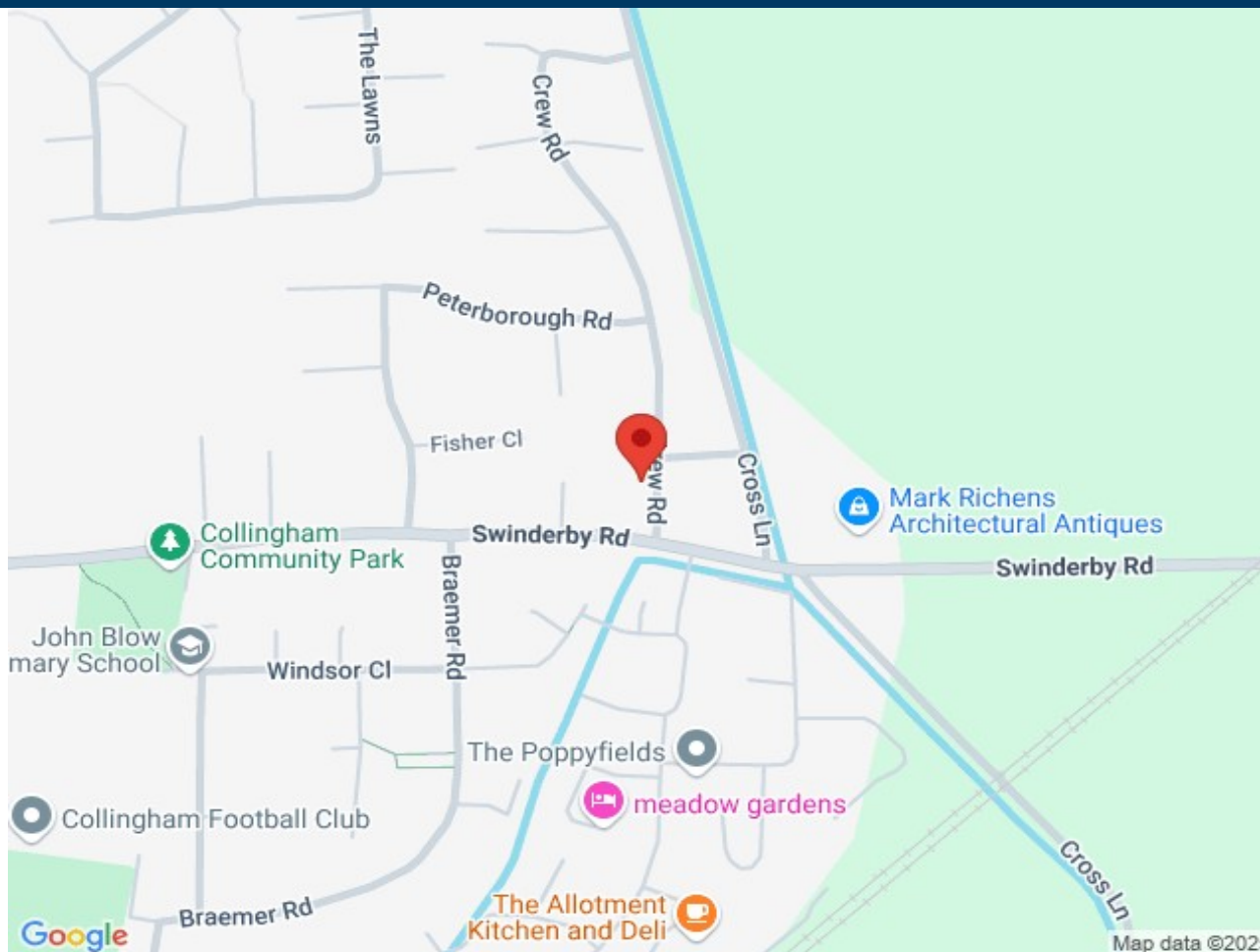
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		