



Braemer Road, Collingham



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OIRO £220,000



Key Features

- Well Presented Semi Detached Home
- Three Bedrooms
- Open Plan Dining Kitchen
- Spacious Dual Aspect Lounge
- Bathroom With Shower
- Generous Rear Garden & Patio
- Council Tax Band: A
- EPC Rating: E
- Tenure: Freehold





A spacious and well presented, three bedroom semi-detached house situated within the extremely popular and well served village of Collingham. The property is situated within walking distance of the local station which has regular trains to both Lincoln and Nottingham.

This property has tastefully appointed accommodation of an entrance hall, spacious dual aspect lounge, modern open plan dining kitchen with integrated appliances of oven, hob and extractor fan and to the first floor there are three bedrooms and a modern four-piece bathroom.

The property benefits from its own driveway, a very large car port with a further store off, a large enclosed rear garden, gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'10" x 3'4" (1.5m x 1m)

Lounge 17'11" x 11'11" (5.5m x 3.6m)

Dining Kitchen 17'11" x 13'6" (5.5m x 4.1m)
maximum measurements

First Floor Landing

Bedroom One 13'5" x 11'10" (4.1m x 3.6m)
maximum measurements

Bedroom Two 11'10" x 9'11" (3.6m x 3m)
maximum measurements, excluding wardrobes

Bedroom Three 8'11" x 8'1" (2.7m x 2.5m)
maximum measurements

Bathroom 10'3" x 5'7" (3.1m x 1.7m)
maximum measurements

Car Port 28'3" x 9'1" (8.6m x 2.8m)

Store 9'1" x 8'3" (2.8m x 2.5m)



Services

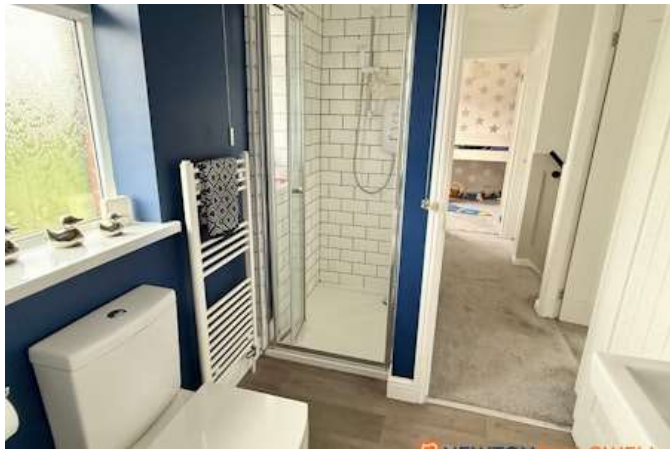
Mains gas, electricity, water and drainage are connected.

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.



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

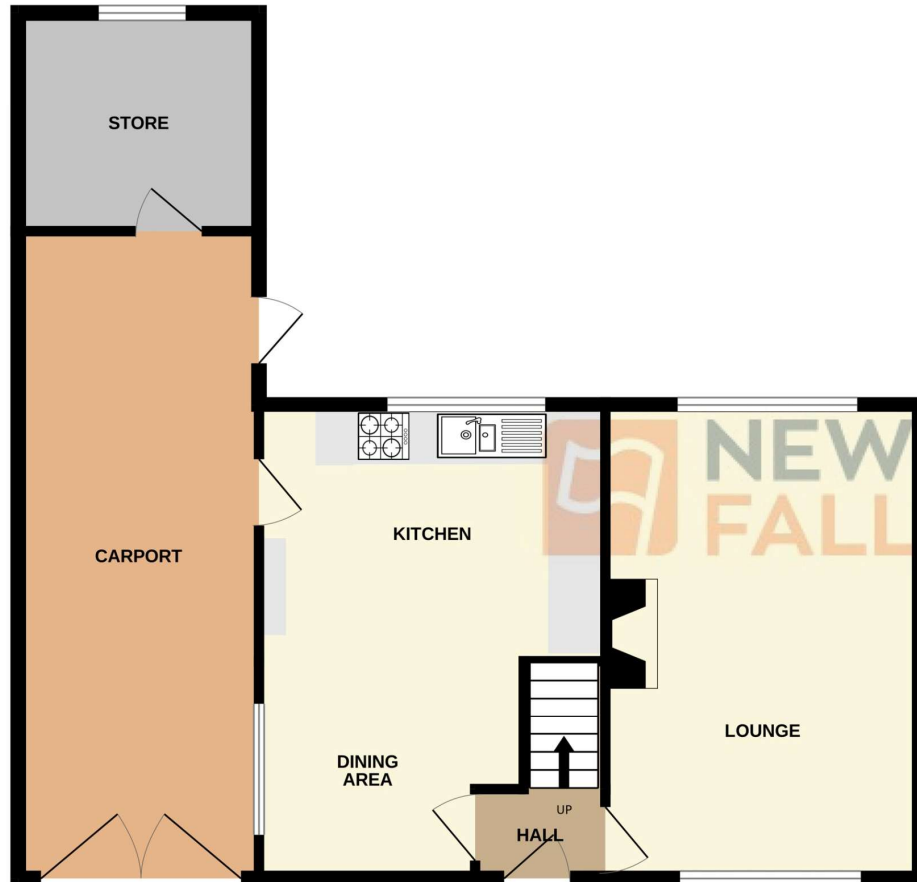
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

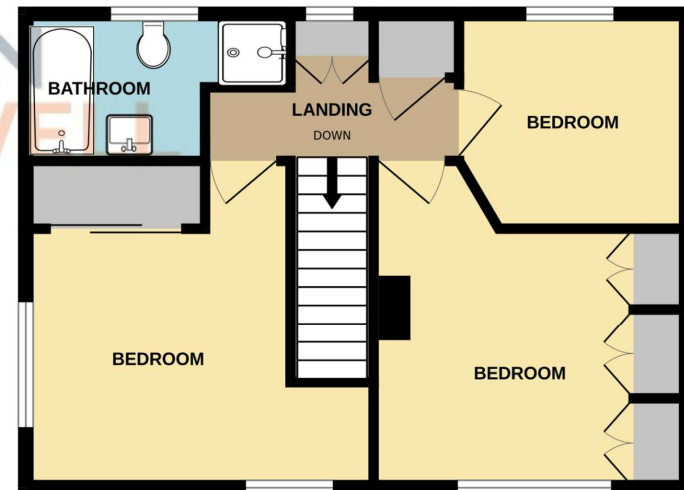
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



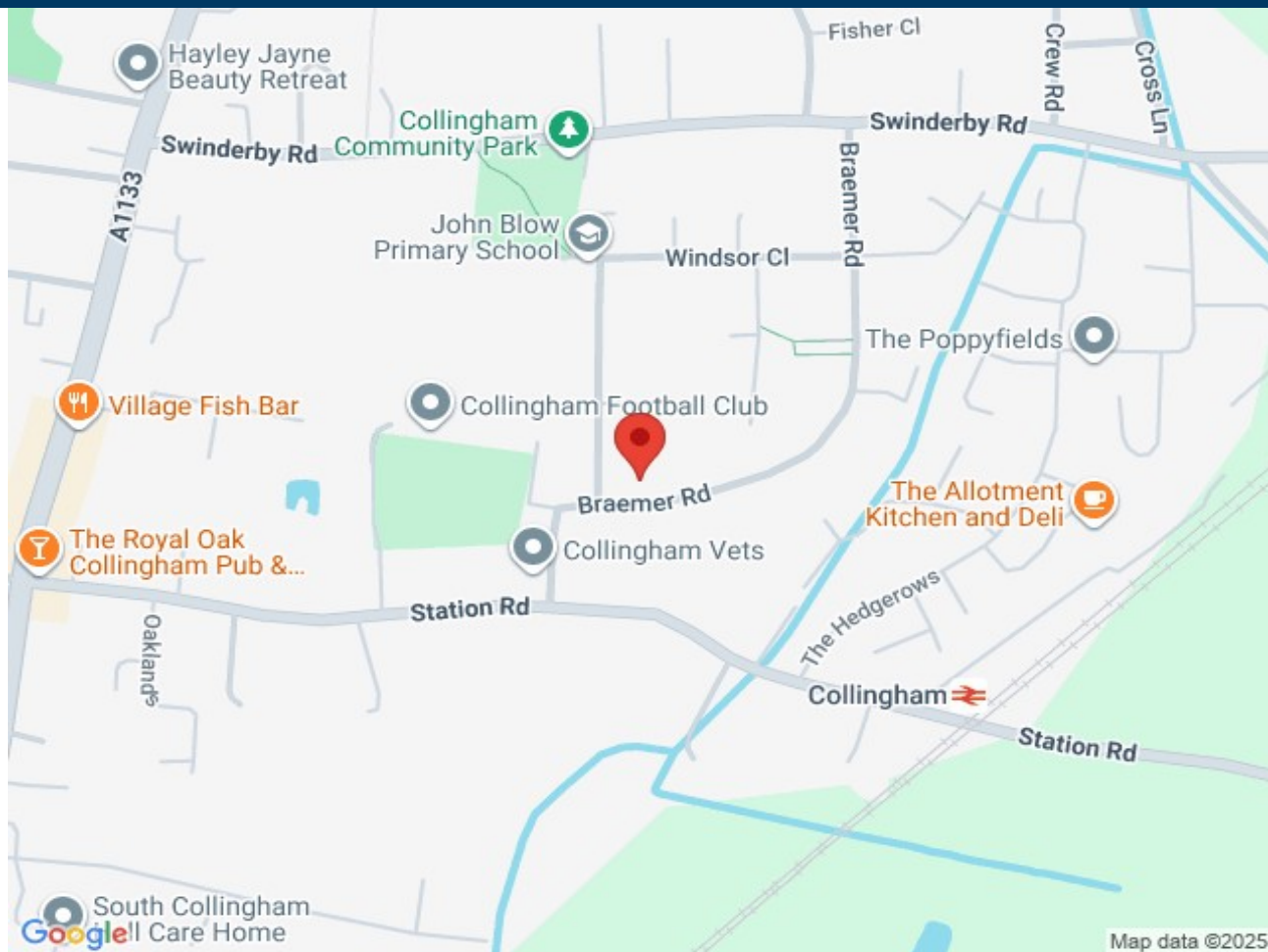
GROUND FLOOR



1ST 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		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

