

Station Road, Collingham NG23 7RA



**** REDUCED FOR A QUICK SALE **** A superb and very substantial four bedroom semi detached Victorian Villa situated in the heart of Collingham. In addition to the four bedrooms, the property has two impressive reception rooms, a breakfast kitchen, boot room and well appointed bathroom. A particular feature is the large garden to the rear (approximately 88 metres long). The property is full of original character and has the home comforts of double glazing and gas central heating. Early viewing is essential.

Offers in Excess of £375,000









Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Entrance Vestibule

This provides a useful storage space for coats and shoes etc. and from here the front door with stained glass surround leads into the welcoming reception hallway.

Reception Hallway

The reception hallway has an impressive staircase rising to the first floor, and provides access to the lounge, dining room and breakfast kitchen. The hallway has a lofty ceiling with moulded cornice, a ceiling light point and a radiator.

Lounge 12' 11" x 11' 11" (3.93m x 3.63m) (excluding bay window)

This splendid reception room has a square bay window to the front elevation with bespoke fitted shutters. The focal point of the lounge is the fireplace with gas fire inset, and to either side are bespoke fitted storage cupboards. The lounge has a lofty ceiling with moulded cornice, a ceiling light point and a radiator.

Dining Room 12' 5" x 12' 0" (3.78m x 3.65m)

An equally wonderful reception room, having dual aspect windows to the rear and side elevations, and a glazed door leading out into to the back garden. The dining room has a fireplace with living flame gas fire inset (this needs a service and not connected), stripped wooden floorboards, a ceiling light point and a radiator.

Breakfast Kitchen 18' 9" x 11' 4" (5.71m x 3.45m) (excluding bay window)

This fabulous kitchen has a feature bay window to the side elevation and a further window to the rear. The kitchen is fitted with a range of in-keeping wooden base units complemented with solid wood work surfaces and tiled splash backs. There is a twin ceramic sink, an integrated dishwasher and space and plumbing for a washing machine. The gas fired range cooker with extractor hood is included within the sale. There is a large central island which incorporates further storage and a useful breakfast bar. The room is of sufficient size to accommodate a further dining table and occasional furniture, and has solid wood flooring, two ceiling light points and a radiator. A door leads into the boot room and a further door opens to reveal the staircase leading down to the cellar.

Cellar 11' 8" x 12' 5" (3.55m x 3.78m)

A door from the kitchen provides access down to the cellar. The cellar is sub-divide into two useful storage areas and has restricted head height.

Boot Room 9' 4" x 5' 7" (2.84m x 1.70m)

The boot room provides a further useful storage space and would serve equally well as a home office/study or playroom. The room has triple aspect windows, the same flooring that flows through from the kitchen, and a ceiling light point. From here a door leads out to the garden.

First Floor Landing

The impressive staircase rises from the reception hallway to the spacious first floor landing which has doors into all four bedrooms and the bathroom. The landing has two bespoke fitted storage cupboards, a further useful study space and two ceiling light points. Access to the loft space is obtained from the landing.

Bedroom One 11' 11" x 11' 9" (3.63m x 3.58m) (excluding bay window)

This delightful master bedroom has a square bay window to the front elevation with bespoke fitted shutters. The bedroom has a picture rail, a ceiling light point and a radiator.

Bedroom Two 12' 5" x 12' 0" (3.78m x 3.65m)

An excellent sized double bedroom with a window to the rear elevation, a picture rail, painted floorboards, a ceiling light point and a radiator.

Bedroom Three 11' 5" x 8' 8" (3.48m x 2.64m)

A further double bedroom having a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Four 8' 10" x 6' 1" (2.69m x 1.85m)

A good sized fourth bedroom having a window to the front elevation with bespoke fitted shutters, a ceiling light point and a radiator.

Bathroom 9' 8" x 6' 9" (2.94m x 2.06m)

This well appointed bathroom has an opaque window to the side and is fitted with a white suite comprising bath, floating wash hand basin and WC. In addition there is a walk-in shower cubicle with electric shower. The bathroom is enhanced with part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Outside

To the front of the property is a block paved driveway which provides off road parking for two to three vehicles, and gated access to the side leads around into the rear garden.

Rear Garden

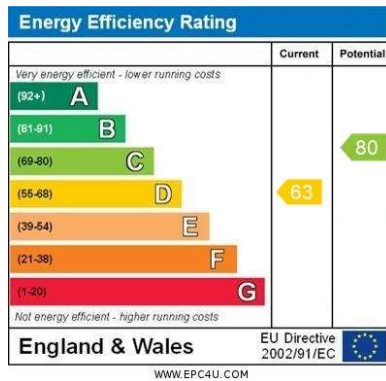
The rear garden is a particular feature of this family home and is of an excellent size (approximately 88 metres in length). The rear garden is sub-divided with the portion closest to the house comprising a raised deck and this provides an ideal outdoor seating and entertaining space. There are two brick built outhouses, a garden shed, greenhouse and a large timber summerhouse, all of which are included within the sale. The summerhouse is equipped with mains electricity connection. The garden itself is laid primarily to lawn edged with borders containing a number of mature shrubs, plants and hedgerow.

Comments from the Vendor

"The internal architecture features which I understand to be original are: The timber front door and its surround/glazing/skirting boards in the hallway/staircase and ballustrade; Front room - the fire surround/skirting boards/coving; Picture rails".

Council Tax

The property is in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

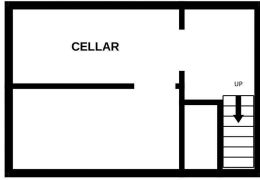
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

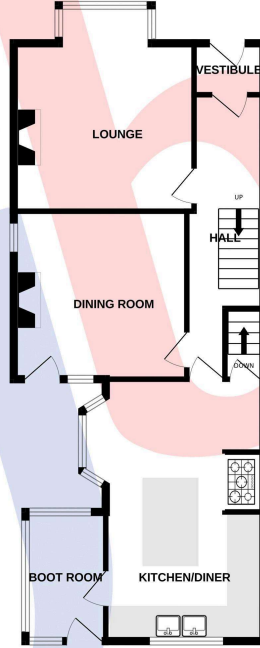
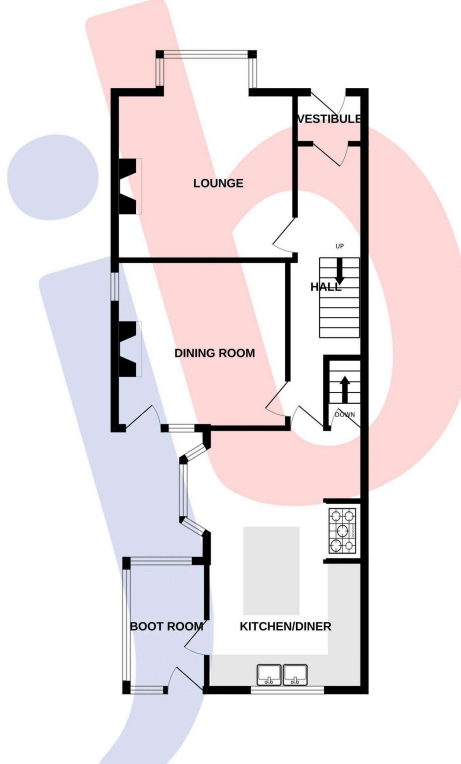
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007234 22 April 2025

BASEMENT
215 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.4 sq.m.) approx.

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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