

## Swinderby Road, Collingham NG23 7PB



**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £180,000.** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**Auction Guide Price £180,000**





### Auctioneer's Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment via the Marketing Agent Jon Brambles. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## Description

An extended three bedroom semi detached home on an excellent sized plot. In addition to the bedrooms, there are two reception rooms, a timber conservatory, kitchen, ground floor shower room and first floor bathroom. There is ample off road parking and a large south facing garden to the rear. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN. This property would benefit from some modernisation and offers fabulous potential.

## 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

Upon entering the front door, this leads into:

### Reception Hallway

The reception hallway has a window to the front elevation and the staircase rising to the first floor, beneath which is sited a useful storage cupboard. There are two further storage cupboards. The hallway provides access to the lounge and dining room and has a ceiling light point and a radiator.

### Lounge 17' 11" x 13' 11" (5.46m x 4.24m) (at widest points)

This excellent sized and well proportioned reception room has a window to the front elevation, and a window and glazed doors into the conservatory. The focal point of the lounge is the feature fireplace with living flame gas fire inset, and to one side of the chimney breast are bespoke fitted storage cupboards and bookshelves. The lounge has cornice to the ceiling, both wall and ceiling light points and a radiator.

### Timber Conservatory 11' 7" x 7' 11" (3.53m x 2.41m)

The conservatory has triple aspect windows, and French doors providing access to the garden.

### Dining Room 10' 11" x 10' 5" (3.32m x 3.17m)

This nicely proportioned reception room has glazed doors leading out into the garden, and also a glazed door into the kitchen giving a nice flow to the ground floor accommodation. The dining room has a quarry tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

### Kitchen 11' 1" x 11' 1" (3.38m x 3.38m)

The kitchen has a large window to the rear elevation enjoying views over the garden, and is fitted with a good range of base and wall units, including display cabinets, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, space and plumbing for both a washing machine and dishwasher, and further space for a free standing gas cooker. The kitchen has recessed ceiling spotlights, a ceramic tiled floor, cornice to the ceiling and a radiator. From the kitchen a door leads through to the rear hallway. Accessed from the kitchen via a loft ladder is a large and useful storage space.

### Rear Hallway

The rear hallway has a door leading out to the side of the property. Accessed from here is a useful storage cupboard and the shower room.

### Shower Room 7' 6" x 6' 6" (2.28m x 1.98m)

The shower room has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic tiled walls and also has an extractor fan, a ceiling light point and a heated towel rail.

### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation and doors into the three bedrooms and the bathroom. The landing has a ceiling light point and provides access to the loft space.

### Bedroom One 12' 2" x 10' 7" (3.71m x 3.22m) (excluding wardrobes)

An excellent sized double bedroom with a window to the rear elevation. The bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

### Bedroom Two 10' 11" x 10' 6" (3.32m x 3.20m)

A further very good sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Three 10' 7" x 7' 2" (3.22m x 2.18m)

Bedroom three has a window to the front elevation, a ceiling light point and a radiator.

### Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

The bathroom has an opaque window to the side elevation and is fitted with a coloured suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has ceramic tiled walls, a ceiling light point and a radiator.

Outside

The property stands on a sizeable plot and to the front is a large garden laid to lawn, and a driveway which provides off road parking for several vehicles. Located to the side is a carport with further parking and gated access around to the rear.

Rear Garden

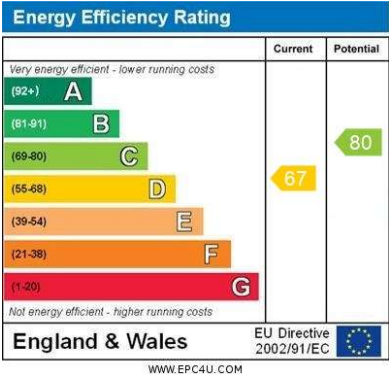
The large south facing rear garden is laid predominantly to lawn and contains a number of mature shrubs, plants and trees. There is a patio area situated adjacent to the rear of the property and this provides an ideal outdoor seating area. The timber garden shed is included within the sale.

Agent's Note

Potential purchasers are advised that this property has spray foam in the attic space and is therefore only suitable for cash purchasers.

Council Tax

The property is in Band B.



### **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.

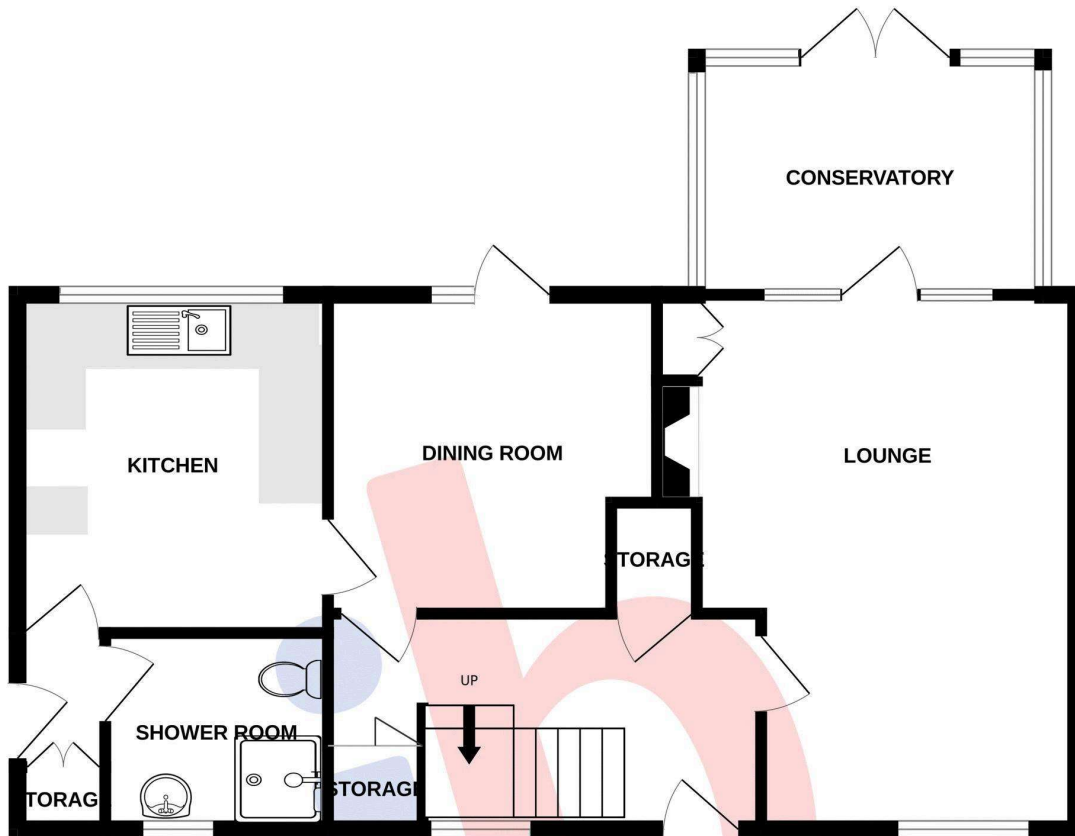
### **Services/Referral Fees**

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

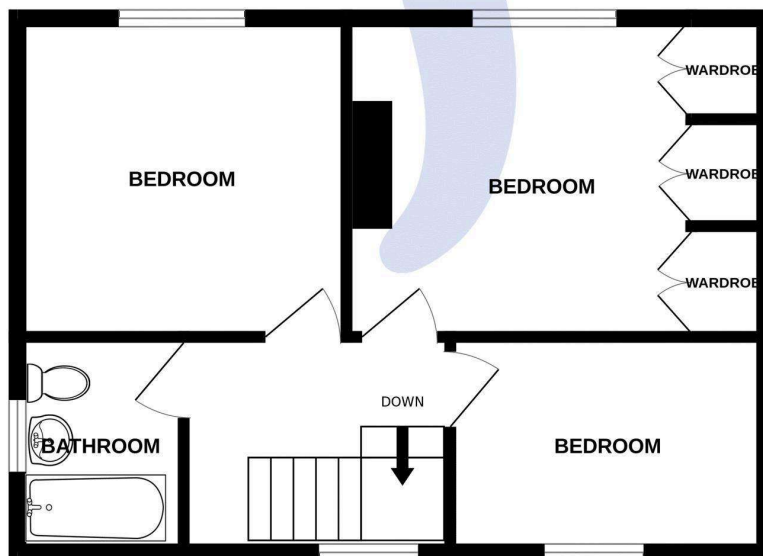
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007107 28 April 2025



GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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