



Cottage Lane, Collingham Newark NG23 7LJ

welcome to

Cottage Lane, Collingham Newark

Introducing this three bedroom chalet bungalow in the popular village of Collingham offering a generous plot, spacious lounge with separate dining room, two bedrooms to the ground floor and an additional bedroom to the first.



Entrance Hall

With two radiators and understairs storage.

Living Room

27' 1" x 12' 1" max (8.26m x 3.68m max)
Gas fire, two radiators, double glazed door to the side and double glazed window to the side.

Dining Room

12' 10" x 9' 10" (3.91m x 3.00m)
Radiator and double glazed window to the side.

Kitchen

10' 5" x 9' 10" (3.17m x 3.00m)
Fitted appliances, gas cooker, stainless steel sink and oven plus radiator and double glazed window to the side.

Utility Room

5' 11" x 6' 1" (1.80m x 1.85m)
Boiler, plumbing and space for washing machine and a double glazed window to the side.

Bathroom

Fully tiled bathroom, wc, hand wash basin, shower, radiator and obscured double glazed window to the side.

Bedroom Three

7' 11" x 8' 11" (2.41m x 2.72m)
Ground floor bedroom with radiator and double glazed window to the rear.

Bedroom Two

10' x 10' 3" (3.05m x 3.12m)
Radiator and double glazed window to the rear.

First Floor

Landing

Built in storage, radiator and skylight.

Bedroom One

17' 11" x 13' 11" (5.46m x 4.24m)
Built in storage, wash hand basin, two radiators, skylight to the side and double glazed window to the side.

Potential Ensuite

16' 3" x 9' 4" (4.95m x 2.84m)

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



Ground Floor



First Floor



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- THREE BEDROOM CHALET BUNGALOW
- GENEROUS LIVING ROOM
- SEPARATE DINING ROOM
- GENEROUS PLOT
- GARAGE

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK104429 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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