







7 The Lawns
Collingham, Collingham, NG23 7NT

£300,000

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TUCKED AWAY IN A CUL DE SAC Welcome to The Lawns in Collingham, where this spacious detached bungalow awaits its new owners! This property is being sold with no upward chain and offers peace and tranquillity being tucked away in a cul de sac of three bungalows. The accommodation boasts a spacious light & airy lounge that leads onto the dining area perfect for entertaining guests or simply relaxing with your loved ones, kitchen, good sized entrance hall, shower room, separate WC and three bedrooms with French doors in bedroom two looking onto the rear garden.

The property benefits from gas central heating, UPVC double glazing, double carport and a driveway providing off parking for several vehicles.

Outside the rear garden is enclosed and is mainly laid to lawn with an array of shrubs & bushes, a shed and a raised paved seating terrace

Situated in a desirable location, this bungalow offers both comfort and convenience. Whether you're looking to downsize or seeking a peaceful retreat, this property has the potential to fulfil your every need.

Collingham has access to many amenities within walking distance including doctors' surgery, dental practice, pharmacy, post office, Co-op supermarket, coffee shop, butcher's, hairdresser's, pub and has a regular bus service. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham. Newark is approximately 6 miles away where you will find many more amenities and Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





Entrance Hall

Lounge
18'0 x 11'3 (5.49m x 3.43m)

Dining Area
14'1 x 9'0 (4.29m x 2.74m)

Kitchen
12'1 x 9'4 (3.68m x 2.84m)

Shower Room
9'4 x 6'6 (2.84m x 1.98m)

Bedroom One
13'2 x 9'8 (4.01m x 2.95m)

Bedroom Two
11'4 x 9'8 (3.45m x 2.95m)

Bedroom Three
9'8 x 7'10 (2.95m x 2.39m)

WC
7'7 x 4'1 (2.31m x 1.24m)



Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

