






11 The Lawns
Collingham, NG23 7NT

Price Guide £290,000

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*****SPACIOUS BUNGALOW***** GUIDE PRICE £290,000 - £300,000. This detached bungalow positioned in the highly sought after location of The Lawns, Collingham is one that must be viewed to appreciate the accommodation on offer. This includes a spacious entrance hall, lounge, dining area, kitchen, utility room, garden room, three bedrooms, a shower room, and a family bathroom.

The light & airy L-shaped lounge diner is perfect for entertaining guests or simply relaxing with your loved ones and the three cosy bedrooms, offer space for the whole family to unwind and rest comfortably.

The bungalow also features two well-appointed bathrooms, ensuring convenience and privacy for all residents and the garden room at the rear of the property offers a peaceful retreat whilst being able to appreciate the greenery of the garden.

The tranquil rear garden is mainly laid to lawn with a variety of shrubs, bushes & flower beds, a garden shed, summer house and a paved seating terrace.

The bungalow benefits from gas central heating from a combi boiler which was replaced a couple of years ago, UPVC double glazing, off road parking and a large double carport.

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
18'8" x 6'7" (5.69m x 2.01m)

Lounge
18'0" x 11'4" (5.49m x 3.45m)

Dining Area
14'6" x 9'1" (4.42m x 2.77m)

Kitchen
12'10" x 8'10" (3.91m x 2.69m)



Utility Room
13'9" x 6'2" (4.19m x 1.88m)

Garden Room
9'9" x 7'10" (2.97m x 2.39m)

Bedroom One
13'3" x 9'8" (4.04m x 2.95m)

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

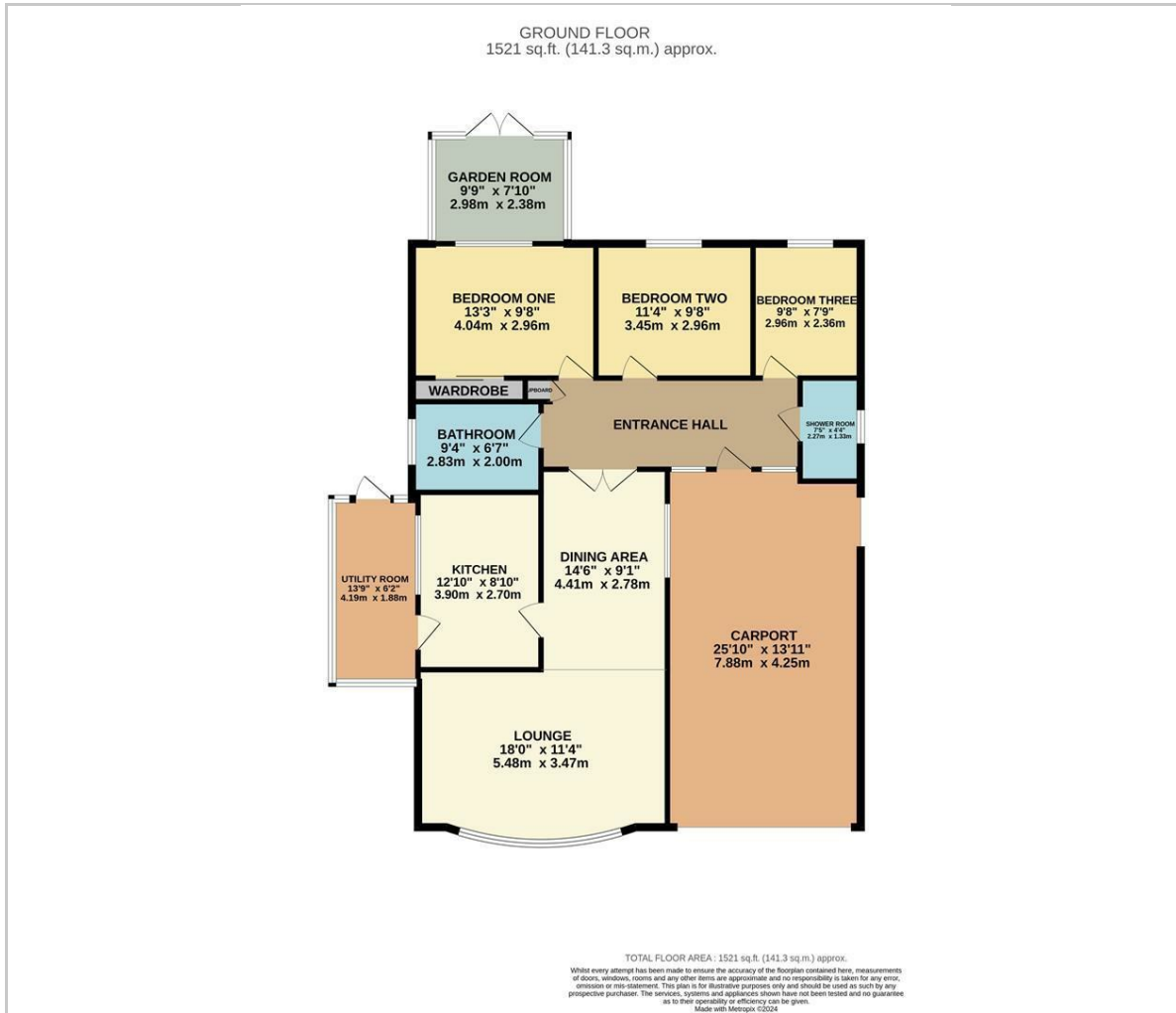
Bedroom Three
9'8" x 7'9" (2.95m x 2.36m)

Bathroom
9'4" x 6'7" (2.84m x 2.01m)

Shower Room
7'5" x 4'4" (2.26m x 1.32m)



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.

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Area Map



Energy Efficiency Graph

