

8 South Scarle Road

Collingham, Newark, NG23 7NU



Book a Viewing

£325,000

Located on the edge of the highly sought-after village of Collingham, this traditional semi-detached home enjoys a generous plot and exceptional potential, making it an ideal family residence. Light floods through dual-aspect windows in the lounge-diner, offering a warm, inviting space for everyday living, while a second reception room, with bespoke cabinetry is currently used as a study and provides flexible accommodation to suit your needs. A shaker-style fitted kitchen and convenient downstairs WC complete the ground floor layout. Upstairs, you'll find three well-proportioned bedrooms, each with built-in wardrobes, alongside a newly fitted shower room that adds a modern touch. Outside, in addition to the driveway at the front, there is gated access leading to further parking beside a detached garage at the rear. The property's extensive gardens, complete with a productive orchard, offer a wonderful canvas for keen gardeners to cultivate and create their own outdoor retreat. Beyond the confines of the property, Collingham delivers a superb community atmosphere alongside excellent amenities. Whether you're drawn to its versatile living spaces or its delightful outdoor setting, this is a home that promises both immediate charm and long-term potential.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.





ENTRANCE HALL

11' 9" x 4' 4" (3.58m x 1.32m) With uPVC double glazed opaque window and door, stairs to the first floor, radiator and doors to the living room, kitchen and the second reception room/study.

LOUNGE/DINER

19' 11" x 10' 7" (6.07m x 3.23m) With dual aspect, uPVC double glazed windows, radiators and electric fire.

RECEPTION ROOM 2/STUDY

9' 10" x 8' 8" (3m x 2.64m) With uPVC double glazed window to the front elevation, radiator, built-in storage cupboard and bespoke cabinetry with display unit.

KITCHEN

12' 4" x 7' 7" (3.76m x 2.31m) Fitted with a Shaker style range of units with a work surface incorporating a sink unit with a stainless steel mixer tap, spaces for fridge, freezer and freestanding cooker, fitted stainless steel extractor hood, tiled flooring, pantry with shelving, concertina door to side lobby and uPVC double glazed window to the rear.

WC

With low level WC, wall storage cabinet, tiled floor and a uPVC double glazed opaque window to the side elevation.

SIDE LOBBY

With uPVC double glazed door to the side, tiled floor, wall mounted gas central heating combination boiler, door to WC and plumbing and space for a washing machine.

LANDING

With uPVC double glazed window to the front elevation, built-in storage cupboard with shelving, access to the loft and doors to the shower room and bedrooms.

BEDROOM ONE

10' 10" x 9' 9" (3.3m x 2.97m) With uPVC double glazed window to front elevation, radiator, stripped wood flooring and built-in wardrobes.

BEDROOM TWO

10' 6" x 9' 9" (3.2m x 2.97m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobes.

BEDROOM THREE

9' 3" x 6' 2" to front of wardrobes (2.82m x 1.88m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobes.

SHOWER ROOM

7' 8" x 5' 10" (2.34m x 1.78m) A modern fitted three-piece suite comprising a low-level WC, wash hand basin set with a vanity unit and double shower cubicle with a mains fed shower, extractor, boarding to walls, underfloor heating, chrome heated towel rail and a uPVC double glazed opaque window to the rear elevation.

GARAGE

16' 2" x 8' 4" (4.93m x 2.54m) Having a personnel door, power, lighting and uPVC double glazed window to the rear elevation.





OUTSIDE

To the front is a lawned garden and gravelled driveway with gated access to a car port leading to further parking and to the detached brick built garage. To the rear are extensive lawns with an orchard, pond and summerhouse.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

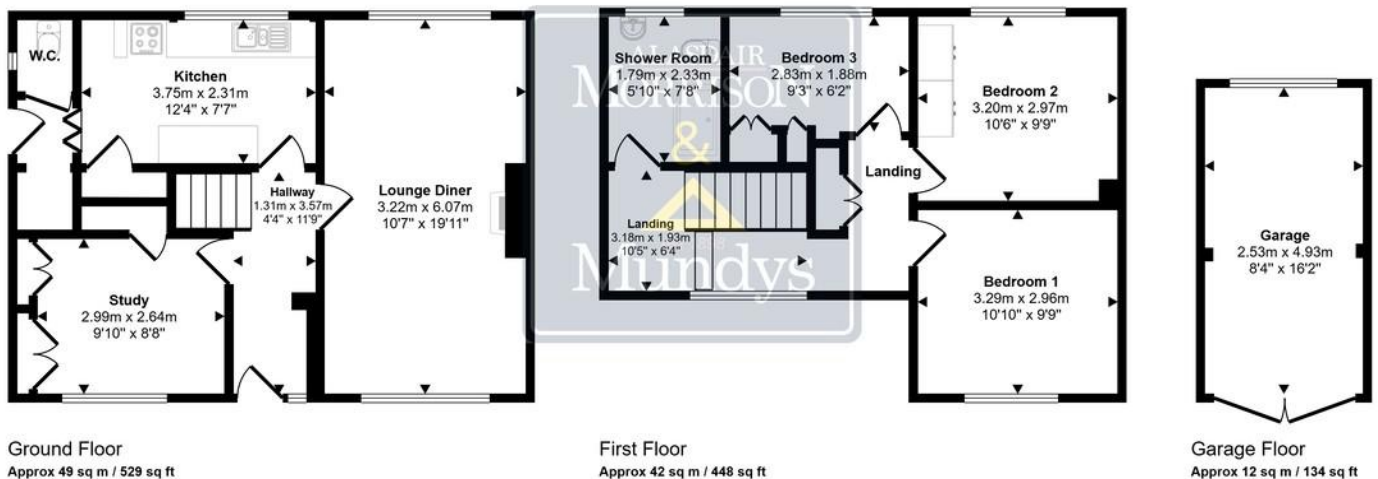
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Approx Gross Internal Area
103 sq m / 1111 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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