



**Bessiney, 52 Station Road,
Collingham, NG23 7RA**



Book a Viewing!

£450,000

Thoughtfully and extensively extended, this home has been transformed to offer spacious, comfortable accommodation ideal for modern family living. The welcoming entrance hall features bespoke storage for coats and shoes and leads to a front study, while a well-designed utility room includes a useful WC. The living room, complete with a log-burning stove, opens through a large opening into an impressive 22ft kitchen/diner and family space. This stylish area is fitted with a contemporary kitchen featuring an island, Quartz work surfaces, integrated appliances, underfloor heating and bi-folding doors that frame views of the extensive lawned gardens at the rear. Upstairs, the first floor landing incorporates custom made storage and shelving and provides access to the loft room. There are four double bedrooms and a beautifully appointed four piece bathroom with both a separate shower and a bath. The property also benefits from an air source heat pump. Viewings are highly recommended to appreciate the generous proportions and the attractive village setting.



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SERVICES

All mains services available. Underfloor Heating, Air Source Heat Pump.

EPC RATING – B.

COUNCIL TAX BAND – B.

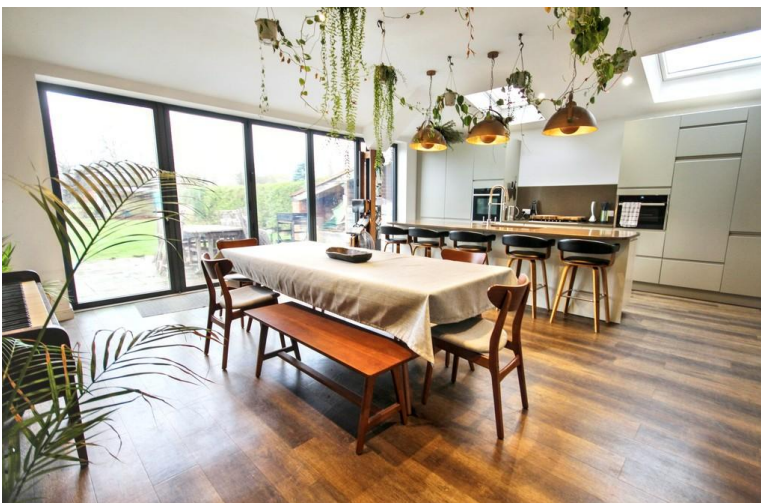
LOCAL AUTHORITY - Newark and Sherwood District Council.

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.





ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed door, column radiator, wood flooring, stairs to the first floor, feature panelling to walls, bespoke cloaks rail with shelving for shoes, doors to the living room, study and to the inner hallway.

INNER HALLWAY

LVT flooring, inset spotlight, concertina door to utility room and built in cloaks cupboards with hanging rail and shoe storage. Opening to the kitchen family room.



STUDY

12' 10" x 8' 0" (3.91m x 2.44m) With uPVC double glazed window to the side elevation, uPVC double glazed windows and French doors to the front elevation, vertical column radiator, wood flooring and built-in storage cupboard.

UTILITY ROOM

10' 4" x 8' 0" maximum measurements (3.15m x 2.44m) Fitted with a range of wall and base units with worksurface, fitted oven, spaces for a washing machine, tumble dryer and for a freestanding fridge and freezer, inset spotlight, uPVC double glazed opaque door to the side elevation and door to WC.



WC

Fitted with a corner low level WC and corner pedestal wash hand basin, fully tiled walls and tiled floor.

KITCHEN DINER FAMILY ROOM

22' 5" x 17' 10" (6.83m x 5.44m) Fitted with a range of base units, drawers and tall units, Quartz worksurface incorporating a breakfast bar and an undercounter 1½ bowl stainless steel Franke sink unit with mixer tap, gas hob, built-in Neff oven and microwave, integrated Siemens dishwasher and integrated fridge. Inset spotlights, LVT flooring with underfloor heating, double glazed aluminium window and bi folding doors across the rear of the property and double glazed electrically operated Velux windows on vaulted ceiling. Opening to the living room.



LIVING ROOM

21' 9" x 10' 11" (6.63m x 3.33m) With uPVC double glazed window to the front elevation, column radiators, wood flooring, and log burning stove.

FIRST FLOOR LANDING

Stairs to loft room, column radiator, shelving and bespoke built-in wardrobe and storage units. Doors to the four bedrooms and to the family bathroom.



MASTER BEDROOM

12' 8" x 10' 9" plus walk in wardrobe (3.86m x 3.28m) With uPVC double glazed window to the rear elevation, fitted with shutters, vaulted ceiling, inset spotlights, vertical radiator, door to en-suite and walk-in wardrobe with hanging rails and shelving.

EN-SUITE

6' 3" x 5' 3" (1.91m x 1.6m) Fitted with a modern three-piece suite, comprising a walk-in, mains fed rain head shower, low level WC and wash hand basin set within vanity unit, tiled splashbacks, vaulted ceiling, inset spotlight, chrome heated towel rail, tiled floor, and uPVC double glazed window to the rear elevation fitted with a shutter.



BEDROOM THREE

11' 1" x 9' 8" (3.38m x 2.95m) With uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m) With uPVC double glazed window to the front elevation and radiator.

BEDROOM FOUR

11' 3" into recess x 8' 9" (3.43m x 2.67m) With uPVC double glazed window to the front elevation, radiator, built-in wardrobes and shelving.



FAMILY BATHROOM

10' 5" x 9' 3" (3.18m x 2.82m) Fitted with a four piece suite, comprising a walk-in shower cubicle with a mains fed rain head shower, panelled bath with mixer shower attachment, low level WC and wash hand basin set within a vanity unit, chrome heated towel rails, tiled walls, tiled floor and uPVC double glazed opaque window to the side elevation.

LOFT ROOM

14' 10" x 11' 9" reduced head height (4.52m x 3.58m) Double glazed Velux window, radiator and feature exposed brick wall.

OUTSIDE

To the front is paved parking with a double sided EV charger. There is gated access leading to the rear garden which is landscaped with a paved patio area, extensive lawn, brick and uPVC green house, fruit trees, outside tap, timber bin and log stores.





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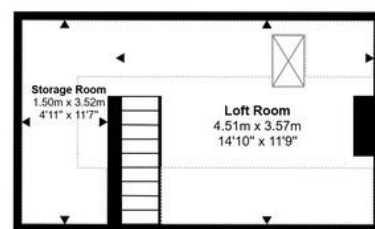
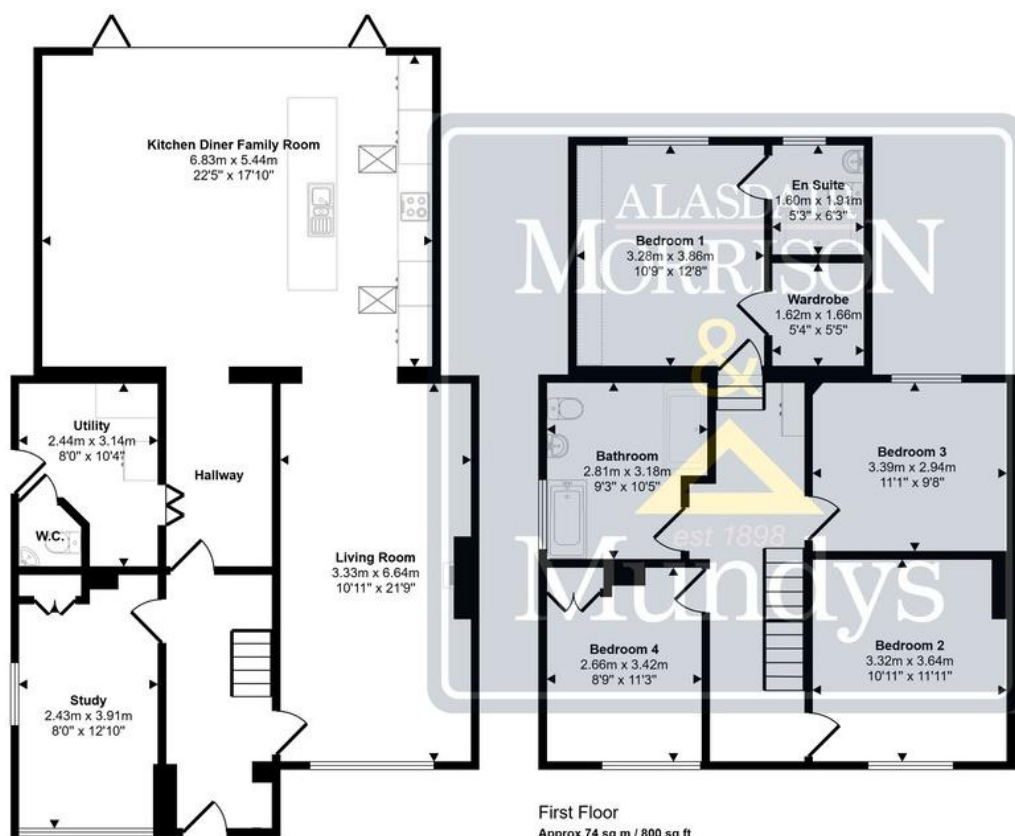
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Approx Gross Internal Area
192 sq m / 2068 sq ft



Ground Floor
Approx 96 sq m / 1033 sq ft

Denotes head height below 1.5m

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.

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