



- Fully Renovated Detached Bungalow
- 2 Double Bedrooms
- 14'10 Lounge & Kitchen Diner
- Shower Room & Conservatory
- Impressive Gardens To Front & Rear
- Parking For Motorhome Or Caravan
- Easy Access To Superb Amenities
- Planning Permission For Extension (Subject To Expiry Date)

Greenoakes, Station Close, Collingham, NG23 7RB,
£270,000





Located in the village of Collingham is this fully renovated 2 double bedroom detached bungalow. Being situated nearby to Collingham's well serviced railway station the detached bungalow offers immaculate accommodation throughout. Enjoying a generous size plot which provides parking and a single garage to the front of the property there is space for a large vehicle such as a motorhome or caravan. Further benefits of the property include approved planning permission for an extension to the roof (subject to a 2025 expiry date). The internal accommodation comprises of a 14'10 lounge with bay fronted facade, a kitchen diner with fitted Howdens units and integral appliances, 2 double bedrooms with built-in wardrobes, with the master bedroom featuring access to an additional dressing room, a stylish 3 piece bathroom suite and a conservatory to the rear leading onto an enclosed rear garden. There are gardens to the front and rear with the front garden providing ample parking provisions and a landscaped garden leading to front door entry. The rear garden is mostly laid to lawn, there are 2 timber built garden sheds (1 constructed in 2023). The village of Collingham is well regarded due to it's excellent array of amenities within the village these include a doctors surgery, Co-op foodstore, Beyond Coffee cafe, village hall, sports field, schooling at primary level and a regular bus service to Newark and Lincoln, a busy railway station with lines running directly to London Kings Cross, Newark Northgate, Newark Castle, Nottingham and Lincoln Central. For further details contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Hall

Having uPVC front door entry with patterned tiled flooring, radiator and loft access (no ladder, is insulated and small partial boarding).

Lounge

14' 10" x 11' 4" (4.52m x 3.45m)

Having a feature gas fireplace (regularly serviced) radiator and a uPVC double glazed bay window to front aspect.

Kitchen Diner

12' 4" x 11' 8" (3.76m x 3.55m)

Having a range of Howdens eye and base level units with subway tiled surround, space and plumbing for appliances, integral oven with 4 ring gas hob and extractor hood over, integral fridge freezer and a slimline dishwasher, uPVC double glazed window to side and rear aspects, pantry cupboard with traditional cold stone and housing the consumer unit, radiator, tiled floor finish and uPVC door leading into:

Conservatory

8' 7" x 5' 0" (2.61m x 1.52m)

Being of brick base with uPVC surround, French doors leading to rear garden and a tiled floor finish.

Bedroom 1

11' 10" x 11' 8" (3.60m x 3.55m)

Having uPVC double glazed window to rear aspect, radiator, built-in wardrobe with sliding doors and coved ceiling. Access into:

Dressing Room

8' 2" x 7' 9" (2.49m x 2.36m)

Having uPVC double glazed window to rear aspect, wood effect laminate flooring, coved ceiling and radiator.

Bedroom 2

12' 2" x 8' 10" (3.71m x 2.69m)

Having uPVC double glazed window to front aspect, radiator, built-in wardrobe with sliding doors and coved ceiling.

Bathroom

Having 'P' shaped bath with mains shower head over, vanity unit, low level WC, uPVC double glazed obscured window to side aspect, chrome heated towel rail, tiled flooring, coving, extractor unit, airing cupboard with shelving and an Ideal combi boiler (fitted 2023 and serviced annually).

Garage

16' 4" x 8' 2" (4.97m x 2.49m)

Having up and over door, power and lighting and window to side aspect.

Outside Rear

Mostly laid to lawn with conifer and fenced perimeters, pathway boundary leading to the front of the property, 2 timber built garden sheds (most recent shed being erected in 2023 with concrete base).

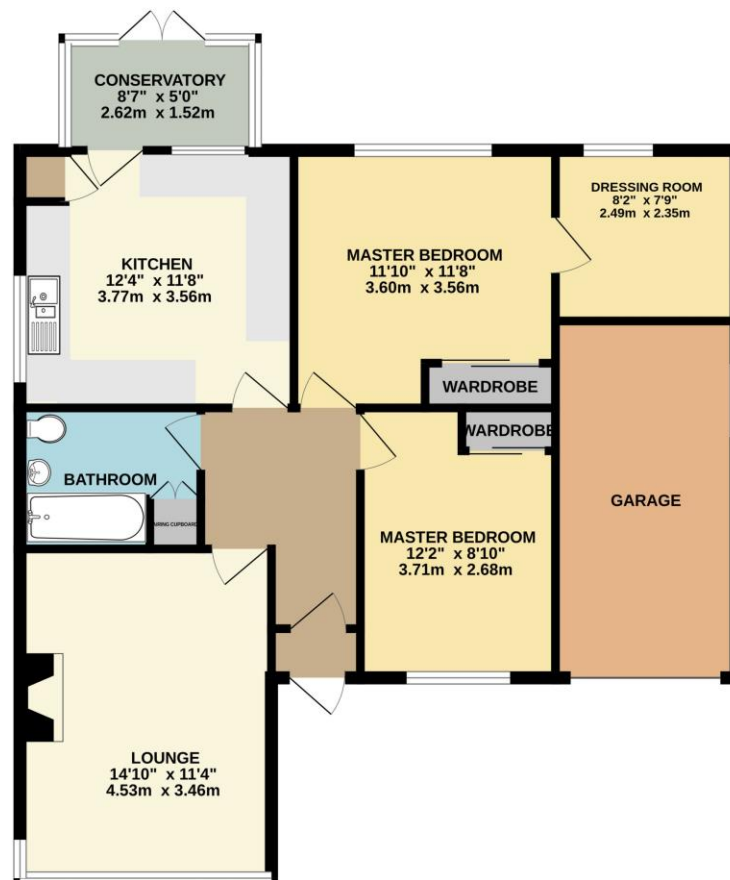
Outside Front

Having a landscaped garden with paved pathway leading to front door entry, gravel and paved parking arrangement. Newly built dwarfed walled perimeter access to parking and garage.





GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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