



2 Brooklands Close, Collingham, Newark,
NG23 7NN

£325,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached 1960s built house providing three bedroomed accommodation together with a Victorian coach house providing two garages and a loft. The property has a cul-de-sac location with a sizeable front garden and walled courtyard to the rear. Central heating is gas fired. The windows are double glazed. The property will require general modernisation and refurbishment.

Brooklands Close was formerly the grounds of a fine Victorian house, still standing adjacent to the property. Part of the original coach house is incorporated with 2 Brooklands Close providing garaging and a useful loft, capable of conversion to a home office subject to planning permission. Brooklands Close is within the Collingham conservation area and well established residential surroundings.

The village of Collingham is situated 6 miles north of Newark within commuting distance of Lincoln and Nottingham. Local amenities include a Co-operative store, family butchers, post office, hairdressers, primary school and a medical centre with GP surgery, pharmacy and dentist. There are many social organisations, societies and clubs. The Royal Oak pub is community owned. Collingham has a railway station proving regular services to Newark, Lincoln and Nottingham. Access points to the A46 and A1 dual carriageway are within 4 miles. Newark is on the main East Coast railway line with regular services to York, Newcastle and Edinburgh. London King's Cross is within an average 75 minutes journey time.

The property is conveniently situated just off Low Street. There are miles of country lanes leading off Low Street proving miles of country walks.

The main house is traditionally built with cavity brick elevations under an interlocking tiled roof. The former coach house is constructed of brick elevations under a pantiled roof dated circa 1850. The coach house is attached to 1 Brooklands Close.

The property provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL

With uPVC entrance door, cupboard under the stairs, RCD electrical box, radiator.

CLOAK ROOM

With low suite WC and basin.

LOUNGE/DINING ROOM

25'11 x 13'2 (7.90m x 4.01m)



Partly divided with a brick clad chimney breast and fitted gas fire. Centre rose light fittings and wall lights, two radiators. Built in cupboard containing the hot water cylinder.



KITCHEN

13'10 x 10'7 (4.22m x 3.23m)



With wall cupboards, base units and working surfaces incorporating a one and a half sink unit. Integrated gas hob, electric oven and refrigerator. Tiled floor. Gas fired central heating boiler, radiator, uPVC rear entrance door.

FIRST FLOOR

LANDING

With hatch to the roof space.

BEDROOM ONE

13' x 12'2 (3.96m x 3.71m)



Fitted wardrobes, cupboards, drawers and dressing table.
Radiator.

BEDROOM TWO

13'5 x 11' (4.09m x 3.35m)



Fitted wardrobes, cupboards, drawers and dressing table.
Radiator.

BEDROOM THREE

10'7 x 8'11 (3.23m x 2.72m)



Fitted wardrobes, cupboards drawers and dressing table.
Radiator.

BATHROOM

6'2 x 5'7 (1.88m x 1.70m)



Bath with Aqualisa shower over, basin, low suite WC.
Radiator and fully tiled walls.

COACH HOUSE



The coach house provides:



GARAGE ONE

19' x 12'3 (5.79m x 3.73m)

Brick floor, electric light, power point, double garage doors. Ladder to the loft space.

LOFT

19' x 12' (5.79m x 3.66m)

(overall measurements)



Gable window and door. Opening in the side elevation.

GARAGE TWO

18'10 x 9'3 (5.74m x 2.82m)

Vaulted ceiling, shelving, double power point and light.
Part wooden boarded floor.

OUTSIDE



There is a paved driveway and concrete hardstanding in front of the garage. The front garden is laid out with a lawned area and various trees including holly and laurel. To the rear of the property there is a walled enclosed courtyard garden with paved area and side gate providing entrance to the driveway frontage.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

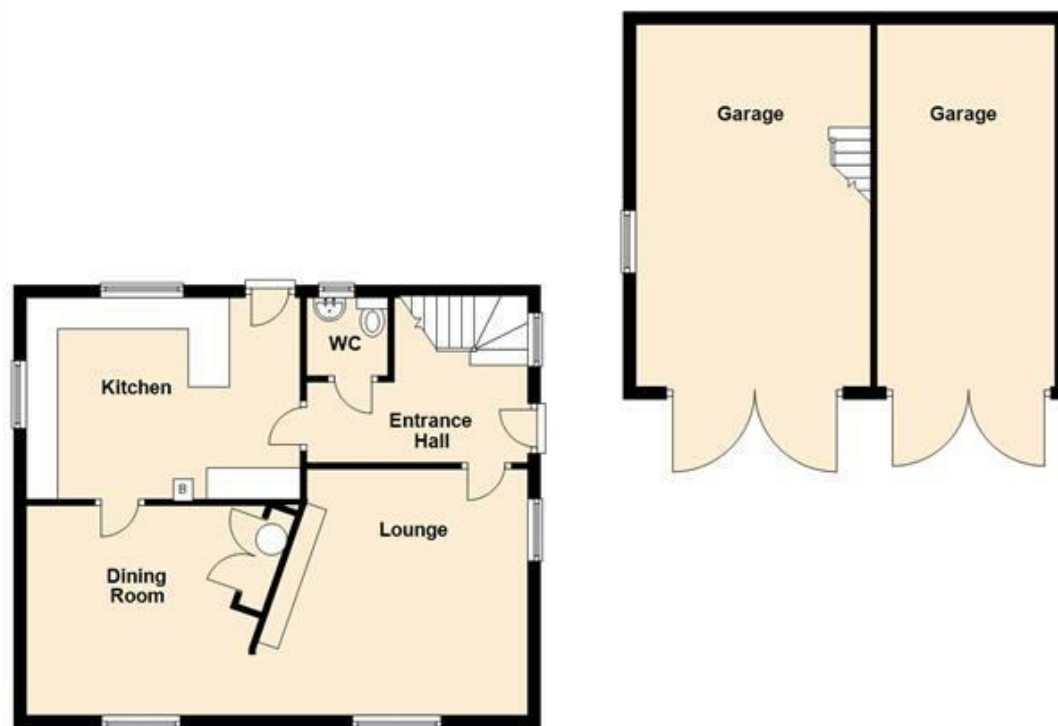
Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.

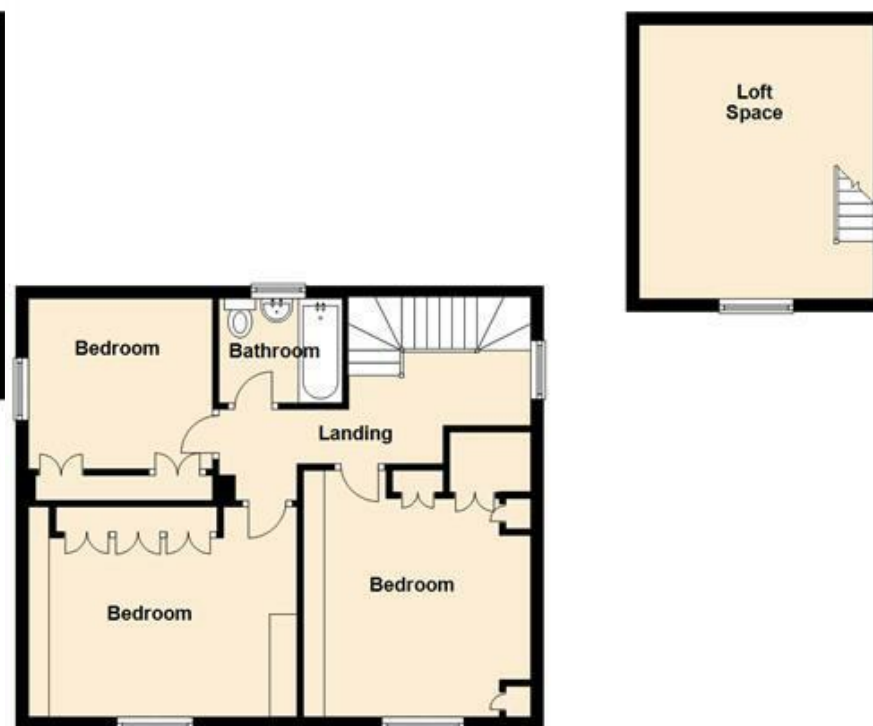
Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.1 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



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