



49 Swinderby Road, Collingham, Newark,
Nottinghamshire, NG23 7PH

Asking Price £325,000

Tel: 01636 611 811



**RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A detached four/five bedroomed bungalow with garage, gas fired central heating, double glazing throughout, and a sizeable plot extending to 1,029 sq. m (0.254 acre) or thereabouts. The property has a hedgerow frontage, and a gravelled driveway leads through to the rear of the property. The location is convenient for a railway station, Co-operative store, local shops, medical centre and primary school.

The accommodation provides entrance hall, lounge, kitchen, utility room, store room, pantry, four principal bedrooms plus study/bedroom five, and the family bathroom. The integral garage has an electrically operated roller shutter door.

The village of Collingham is situated 6 miles north of Newark and within commuting distance of Lincoln and Nottingham. Local amenities include a Co-operative store, family butchers, post office, hairdressers, primary school, 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 providing 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. Train journeys to London King's Cross are normally just over 75 minutes journey time.

The original date of construction we estimate is late 1930's with solid non-cavity 9 inch thickness brick walls and rendered external elevations, under a pitched tiled roof. Later extensions to the property incorporate bedrooms, the kitchen and an integral garage with rendered masonry elevations under flat mineralised felt covered roof sections.

The following accommodation is provided:

ENTRANCE HALL

25'11 x 8'11 (7.90m x 2.72m)
(Maximum) narrowing to 5'.



UPVC entrance door.

LOUNGE

17'11 x 12'2 (5.46m x 3.71m)



Stone fireplace surround, double panelled radiator.

KITCHEN

15'8 x 12'2 (4.78m x 3.71m)



Wall units, base units, working surfaces incorporating a stainless steel sink unit. Integrated electric oven and gas hob. Quarry tiled floor.



UTILITY ROOM

12'9 x 11'3 (3.89m x 3.43m)



Stainless steel sink unit, plumbing for a washing machine, quarry tiled floor. Ideal gas fired central heating boiler (new December 2023), radiator.

STORE ROOM

7'11 x 6'8 (2.41m x 2.03m)

With quarry tiled floor.

PANTRY

6' x 3'11 (1.83m x 1.19m)



With shelving and quarry tiled floor.

BEDROOM ONE

11'9 x 11'8 (3.58m x 3.56m)



Fitted wardrobes with sliding doors, panelled wall and fitted bedside tables, radiator.

BEDROOM TWO

12'9 x 8'2 (3.89m x 2.49m)



With radiator.

BEDROOM THREE

11'5 x 8'9 (3.48m x 2.67m)



With radiator.

BEDROOM FOUR

12'10 x 7'11 (3.91m x 2.41m)



With radiator.

STUDY/BEDROOM FIVE

12'1 x 5'10 (3.68m x 1.78m)



With radiator.

BATHROOM

13'6 x 6'11 (4.11m x 2.11m)



With suite comprising bath, basin and low suite WC.
Radiator and tiled floor.

OUTSIDE



There is a frontage hedgerow and garden. A gravelled driveway leads through to the rear of the property. The gardens contain various trees, including Apple, Flowering Cherry and various shrubs. Rear porch, WC with close coupled WC.

INTEGRAL GARAGE

16'5 x 15'2 (5.00m x 4.62m)



With power and light connected, electrically operated roller shutter door.

LEAN TO WOODEN SHED

GARDEN CHALET

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

This property comes under Newark & Sherwood District Council Tax Band D.

Floor Plan

Approx. 139.8 sq. metres (1505.0 sq. feet)



Total area: approx. 139.8 sq. metres (1505.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	78
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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers