

Buttercross Cottage, 2 Besthorpe Road

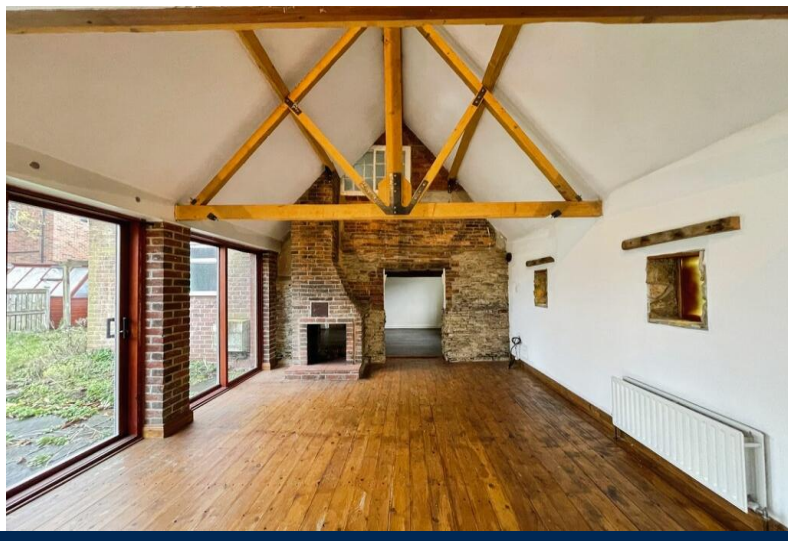
Collingham, NG23 7NP

Book a Viewing!

£175,000

Character Cottage requiring a degree of modernisation situated in the highly sought after village of Collingham, this attractive cottage is brimming with charm and character, whilst offering an exciting opportunity for a purchaser to modernise and enhance to their own taste. Retaining an abundance of original features, including exposed beams, latch doors, exposed brickwork and open fireplace, the property offers a wealth of period appeal. The accommodation briefly comprises an entrance lobby, a cosy snug with a double sided open fireplace shared with the living room, which benefits from a vaulted ceiling and mezzanine floor. There is also a dining room featuring a cast iron fireplace, an adjoining kitchen, and a ground floor bathroom. To the first floor are two interconnecting double bedrooms. Outside, the property enjoys a walled front garden together with a rear garden, providing pleasant outdoor space and further scope to create a delightful cottage home. Offered to the market with No Upward Chain, this characterful property presents a rare opportunity to acquire a charming village home requiring a degree of modernisation and improvement, allowing buyers to add value and put their own stamp on the accommodation.





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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 LOBBY
With front door, stairs to first floor and door to dining room.

DINING ROOM
11' 11" x 10' 0" (3.63m x 3.05m) With window to the front aspect, radiator, tiled flooring, beams to ceiling, feature cast iron fire surround, under stairs storage cupboard, door to snug and opening to the kitchen.









KITCHEN
8' 0" x 6' 1" (2.44m x 1.85m) Fitted with wall and base units, work surface incorporating a stainless steel sink unit with mixer tap, fitted oven, gas hob, cupboard housing the gas central heated combination boiler, tiled floor, tiled splash backs, radiator, beams to the ceiling, window and door to the rear garden and doors to the bathroom and to the snug.

SNUG
12' 0" x 11' 11" (3.66m x 3.63m) With window to the front aspect, radiator, laminate flooring, beams to the ceiling, opening and double sided open fireplace to the living room.

LIVING ROOM
21' 0" x 12' 11" (6.4m x 3.94m) With windows to the front aspect, doors onto garden, wood flooring, radiators and vaulted ceiling with steps to mezzanine level.

BATHROOM
Fitted with a white three piece suite comprising a panelled bath with mixer shower attachment, low level WC and pedestal wash hand basin, tiled splash backs and radiator.

BEDROOM ONE
13' x 12' (3.96m x 3.66m) With skylight window at rear, internal window and radiator.

BEDROOM TWO/ DRESSING ROOM
12' 0" x 10' 1" (3.66m x 3.07m) With window to the front aspect, door to bedroom one, built-in storage cupboard and radiator.

OUTSIDE
Walled pathway garden to the front and enclosed garden at the rear, mostly laid to lawn.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

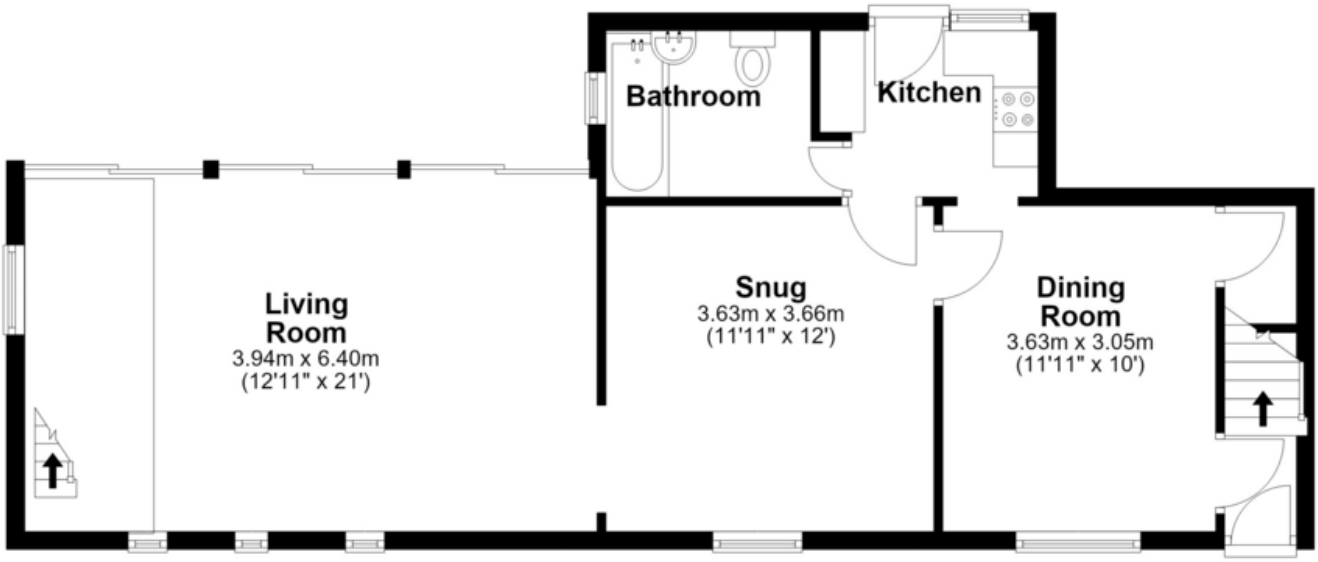
VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

Ground Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)

2 Besthorpe Road, Collingham

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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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