



1 Barnfield Road, Collingham, Newark,
Nottinghamshire, NG23 7SN

£250,000
Tel: 01636 611 811

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

A detached two bedroom modern bungalow situated within the ever popular and well-served village of Collingham, offering well-balanced single-storey accommodation, off-road parking for two cars and an enclosed rear garden.

The property is entered via an entrance hallway providing access to all principal rooms. The lounge is a well-proportioned and comfortable reception space, ideal for everyday living, whilst the separate dining room converted from the former garage, offers flexibility for formal dining or could alternatively serve as a second sitting room or study, patio doors connect to the conservatory extension.

The modern fitted kitchen comprises a range of wall and base units, designed with practicality in mind. To the rear, a UPVC double glazed conservatory extension provides an additional reception area overlooking and connecting via patio doors to the garden.

There are two double bedrooms, both of good size, together with a family bathroom fitted with a modern white suite. The property benefits from gas central heating and uPVC double glazing.

Externally, a driveway provides off-road parking for two vehicles. The enclosed rear garden has space for seating and planting, offering a pleasant and private outdoor area.

Collingham is one of the district's most sought-after villages, offering an excellent range of amenities including a Co-op supermarket, medical centre, pharmacy, dentist, post office, public houses and cafes, together with highly regarded primary schooling. The village also benefits from its own railway station providing services to Newark, Lincoln and Nottingham, with fast onward connections to London King's Cross from Newark North Gate in approximately 75 minutes. The A46 and A1 are also easily accessible, making the location particularly attractive for commuters.

This property represents an excellent opportunity to acquire a well-maintained bungalow in a thriving and convenient village location.

This detached bungalow is constructed of brick elevations under a tiled roof covering. The former garage has been converted into a dining room and there is a uPVC double glazed conservatory extension built on a brick base. The central heating system is gas fired with a Worcester Green Star boiler. The windows are replacement uPVC double glazed units. The living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door, ash flooring, built in double cupboard.

LOUNGE

16' x 16'8 (4.88m x 5.08m)
(narrowing to 12'10)

UPVC double glazed bow window to front elevation, radiator, gas stove, pine fire surround, granite fireplace and hearth.



DINING ROOM

16'7 x 9' (5.05m x 2.74m)

Converted from the former integral garage, uPVC double glazed window to the front elevation, radiator, engineered ash flooring. UPVC double glazed French doors leading to:



CONSERVATORY

12'8 x 11'1 (3.86m x 3.38m)

UPVC double glazed conservatory with double glazed roof built on a brick base, wood effect ceramic tiled flooring, uPVC double glazed French doors give access to the rear garden.



KITCHEN

13'6 x 6'10 (4.11m x 2.08m)

UPVC double glazed window to front and side entrance door. Ceramic tiled floor, double panelled radiator. Modern

gloss white kitchen units comprise base cupboards and drawers, working surfaces over, inset stainless steel one and a half bowl sink and drainer with mixer tap. Tiling to splashbacks. Matching eye level wall mounted cupboards including a cupboard housing the Worcester Green Star central heating boiler. Extractor, plumbing for washing machine, space for a dryer, tall storage cupboard.



LOBBY

With loft access hatch connecting to the bedrooms and bathroom

BEDROOM ONE

13'1 x 9'6 (3.99m x 2.90m)

With radiator, uPVC double glazed window to the rear.



BEDROOM TWO

10'3 x 8'11 (3.12m x 2.72m)

Laminate floor covering, uPVC double glazed window to the rear, radiator.



BATHROOM

6'10 x 5'10 (2.08m x 1.78m)

UPVC double glazed window to the side, radiator. Modern white suite comprises low suite WC, wash hand basin with

mixer tap and gloss white vanity cupboard under. Panelled bath with mixer tap and shower over, glass shower screen and fully tiled walls. Built in airing cupboard.



OUTSIDE

To the frontage the bungalow is set back with a concrete driveway with parking for two cars. The garden is planted with hedgerows, rose beds and various trees. Raised planters. A wooden side gate gives access to a concrete pathway leading alongside the bungalow to the rear garden. The garden is enclosed with close boarded wooden fencing to the boundaries. There is a wooden deck patio terrace along the rear of the bungalow connecting to various gravelled areas and several raised planters bult from wooden, former railway sleepers.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a Worcester Green Star boiler located in the kitchen.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

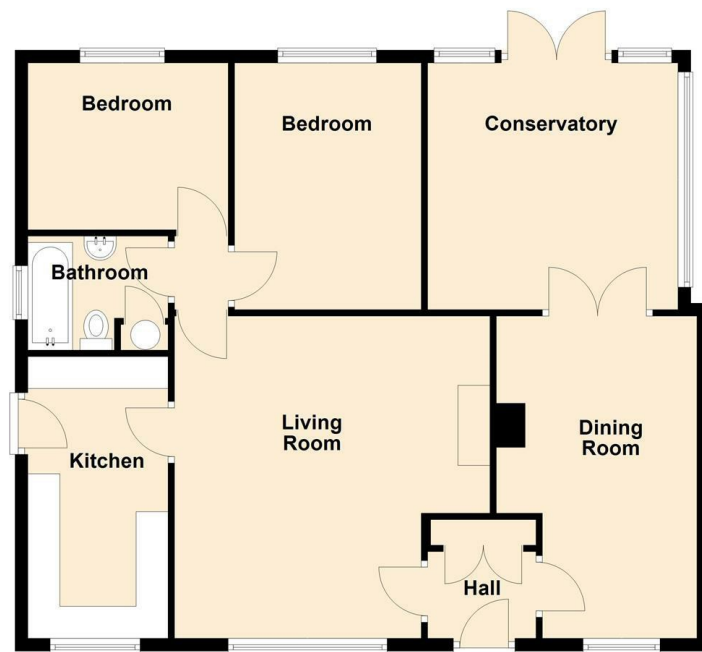
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

Floor Plan

Approx. 92.7 sq. metres (998.2 sq. feet)



Total area: approx. 92.7 sq. metres (998.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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