



14 Bell Lane, Collingham, Newark, NG23  
7LR

Asking Price £220,000  
Tel: 01636 611 811

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

This charming back-to-back terraced cottage has been thoughtfully improved and well maintained, offering a blend of character and modern living. The property now benefits from a recently refurbished and modernised kitchen featuring stylish shaker design units, alongside a beautifully refitted bathroom suite, both completed in 2026. Further enhancements include the installation of a new Worcester Bosch combination boiler and an injected damp proof course with a 10-year guarantee, providing added peace of mind. With well-proportioned accommodation, a light-filled conservatory and attractive secluded gardens, the home is ideally suited to a range of buyers seeking a comfortable and updated village property.

On entering, the property immediately presents a warm and welcoming atmosphere. The ground floor offers three well-proportioned reception rooms, comprising a cosy living room, a dining room ideal for entertaining, and a delightful conservatory extension which enjoys an abundance of natural light and provides direct access to the garden. The kitchen has been recently refurbished and modernised in 2026, now featuring stylish shaker design doors which create a fresh and contemporary feel, alongside a range of base and wall units offering ample storage.

To the first floor, there are two generously sized double bedrooms, both offering comfortable and versatile accommodation. These are served by a beautifully appointed family bathroom, refitted in 2026 with a stylish new suite, all accessed from a spacious landing which enhances the overall sense of space and flow within the home.

The property has also benefitted from a number of further improvements in 2026, including the installation of a new Worcester Bosch combination boiler and an injected damp proof course, complete with a 10 year guarantee, providing additional peace of mind.

Outside, the property enjoys delightful and secluded gardens, featuring a charming patio seating area which is ideal for al fresco dining or simply relaxing and enjoying the surroundings.

The cottage is positioned within a well-served and highly regarded village location, offering excellent access to local amenities including shops, a primary school and a popular community pub, making it an appealing choice for both families and professionals.

Collingham is situated approximately six miles from Newark and remains within comfortable commuting distance of both Nottingham and Lincoln. There are convenient access points to the A1 and A46 dual carriageways, whilst the village itself benefits from a regular bus service to Newark and a railway station with commuter parking, providing services to Lincoln, Newark and Nottingham, along with a daily service to London.

Village amenities include a modern Co-operative store, a one-stop convenience shop, butcher, newsagent, medical centre with doctor's surgery, pharmacy and dentist, together with the community-run Royal Oak pub and restaurant. The well-regarded John Blow Primary School holds a good Ofsted rating, and the village also falls within the catchment area for Tuxford Academy, also rated good. Additional amenities include a fish and chip shop, Chinese takeaway, hairdressers, pre-school and library. The surrounding area offers an abundance of country lanes, bridleways and riverside walks towards the River Trent, ideal for those who enjoy walking and cycling.

The property itself is a back-to-back terraced cottage constructed of brick elevations beneath a pantile roof covering. There is a modern uPVC double glazed conservatory extension with a polycarbonate roof set upon a brick base. The property further benefits from replacement uPVC double glazed windows throughout and a gas-fired central heating system served by the recently installed combination boiler.

## GROUND FLOOR

### ENTRANCE PORCH

Wooden built entrance porch with uPVC double glazed front entrance door.

## DINING ROOM

10'2 x 11'6 (3.10m x 3.51m)



uPVC double glazed window to front elevation, stone fireplace feature. recess with built in traditional pine cupboard and shelving. Open plan to:

## LIVING ROOM

11'7 x 10'10 (3.53m x 3.30m)



Double panelled radiator, single panelled radiator. Brick arch fireplace and hearth housing a Hunter gas fired stove, uPVC double glazed French doors leading to conservatory.

## CONSERVATORY

10'2 x 9'10 (3.10m x 3.00m)



A uPVC double glazed conservatory with polycarbonate roof covering built on a brick base. Radiator, ceramic tiled floor covering, uPVC double glazed door giving access to the garden.

## KITCHEN

13'7 x 5'11 (4.14m x 1.80m)



The kitchen units have been refurbished with the addition of new shaker design doors and fronts to the range of base cupboards and drawers, additionally there are working surfaces above with an inset one and a half bowl

composite sink and drainer, Bristan mixer tap. Plumbing and space for automatic washing machine. Eye level wall mounted cupboards, gas point and space for a cooker. Tall cupboard housing a new Worcester gas fired combination central heating boiler installed February 2026. Ceramic tiled floor covering, double panelled radiator. UPVC double glazed window to front elevation. Pine door giving access to staircase leading to the first floor. Storage cupboard under stairs.



## UTILITY ROOM

6' x 5'11 (1.83m x 1.80m)



New shaker design doors matching the kitchen, have been fitted to the base cupboards, along with new working surfaces over. Matching tall store cupboard. Wine rack. Tiling to splashbacks. Radiator, uPVC double glazed window, ceramic tiled floor covering.

## FIRST FLOOR

### LANDING

19' x 2'7 (5.79m x 0.79m)

UPVC double glazed window to side elevation, loft access hatch.

## BEDROOM ONE

11'6 x 9'7 (3.51m x 2.92m)



UPVC double glazed window to front elevation, radiator. Period cast iron fireplace and grate, fitted double wardrobes with pine door.

## BEDROOM TWO

9'2 x 8'7 (2.79m x 2.62m)



UPVC double glazed window to front elevation, three built in double wardrobes and cupboards over with pine doors.

## BATHROOM

6'10 x 6'7 (2.08m x 2.01m)



A new white bathroom suite was fitted in 2026. This comprises of a low suite W.C, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. New tiling to the wall and vinyl to the floor. Radiator. Built in pine unit with cupboard and shelving.



## OUTSIDE



No 14 Bell Lane forms part of a block of four back to back terrace cottages which is an unusual format for this area but charming none the less. Access via a walk way leading between Bell Lane and Low Street. There is a boundary wall and wooden entrance gate leading to a pleasant enclosed and private front garden. The garden is laid out with a paved patio terrace, concrete pathways and borders planted with trees, shrubs and flowers making a pleasant cottage style garden. There is a useful timber built garden shed and brick built outbuilding.



## TENURE

The property is freehold.

**SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. The central heating is gas fired from a combination boiler which is located in the kitchen

**VIEWING**

Strictly by appointment with the selling agents.

**POSSESSION**

Vacant possession will be given on completion.

**MORTGAGE**

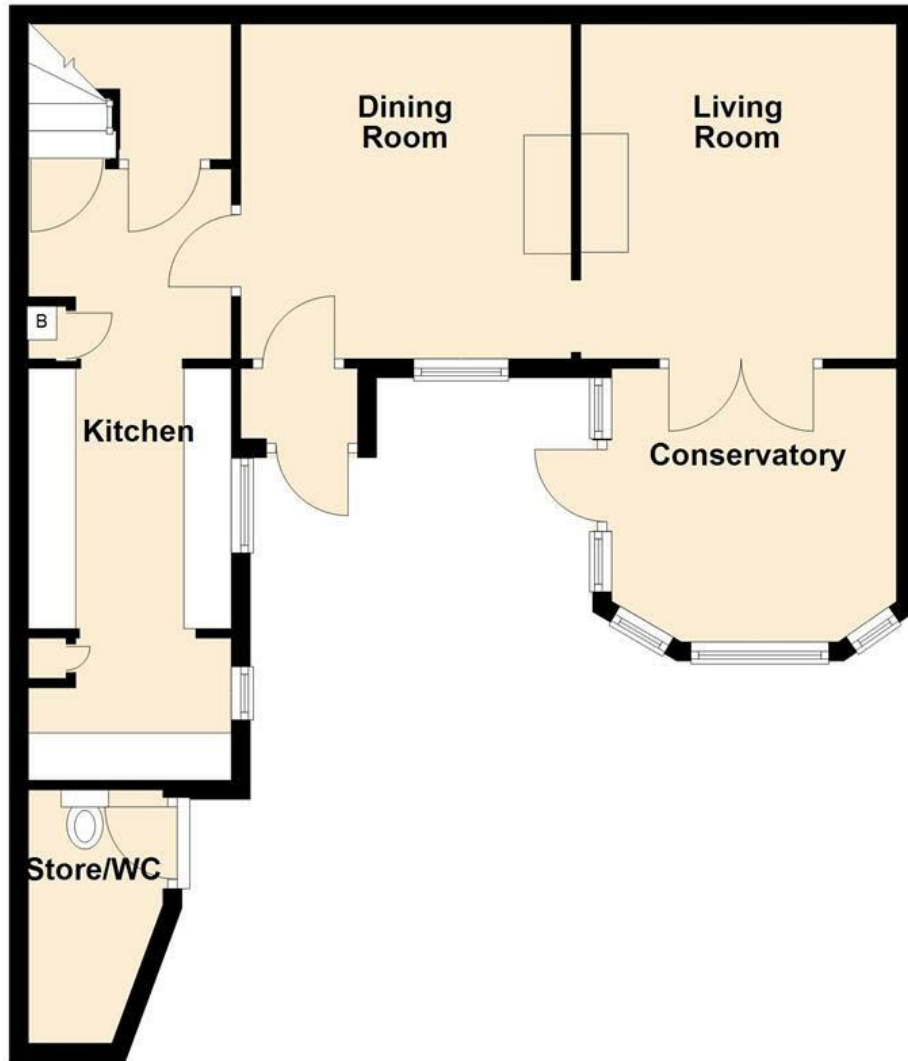
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**COUNCIL TAX**

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

### Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



### First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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.*

*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



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](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers