



Crew Road, Collingham

Guide Price £200,000 to £210,000



NEWTON
FALLOWELL

Crew Road

Collingham, Newark

A well presented, semi detached bungalow situated in the extremely popular and well served village of Collingham.

This lovely bungalow has adaptable accommodation comprising of a modern kitchen with integrated appliances including electric hob, oven and microwave, spacious lounge/diner with feature bow window and fireplace housing a log burner, separate dining room/bedroom two with French doors into the conservatory, a further double bedroom with dressing area off and a modern shower room. The single garage has been converted to provide the dressing room, storage and a utility area.

Outside to the front there is a driveway and gravelled garden area and to the rear a westerly facing garden with patio and lawned area. The property further benefits from gas central heating, UPVC double glazing, large, gated carport. An

Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.

Kitchen

13' 9" x 7' 2" (4.19m x 2.18m)

Lounge Diner

17' 10" x 7' 2" (5.44m x 2.18m)

Dining Room/Bedroom Two

11' 10" x 7' 10" (3.61m x 2.39m)

Conservatory

10' 0" x 8' 6" (3.05m x 2.59m)

Inner Hall

Shower Room

7' 1" x 6' 5" (2.16m x 1.96m)
maximum measurements

Bedroom One

10' 4" x 8' 9" (3.15m x 2.67m)

Dressing Room

9' 7" x 5' 0" (2.92m x 1.52m)

Utility



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 911 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti Money Laundering

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR





Newton Fallowell

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