



1 Besthorpe Road Collingham, NG23 7NP



Book a Viewing

£340,000

No Onward Chain - Looking for a lifestyle change this individual Detached Bungalow situated on the edge of this popular village and positioned on a large plot with ample storage buildings and workshop offers great potential. The bungalow comprises lounge, fully fitted kitchen/dining room, utility room, cloakroom/wc, inner hall (a/c unit) with two bedrooms and bathroom. Outside there are electric roller gates leading to a large driveway offering ample parking space with caravan/motor home storage space, workshop and two further storage sheds, enclosed rear vegetable garden area and large lawn garden with central home office/summer house with concrete base and plumbing for a pool.





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.

LOUNGE

16' 4" x 11' 7" (4.98m x 3.53m) With double glazed panelled windows to the front and rear elevations, oak flooring, radiator and log burner with slate hearth.

KITCHEN/DINING ROOM

16' 4" x 11' 1" (4.98m x 3.38m) Glazed panelled doors to both the front and the rear aspects giving access into the kitchen/dining room, with a range of wall and floor mounted cupboards and drawers, corner carousel unit, wooden worksurfaces over with Twyford under mounted sink, Bosch electric oven and grill, Bosch five ring gas hob with Bosch extractor over, space for fridge freezer, double glazed window to the front elevation, vaulted ceiling and two Velux windows.



UTILITY ROOM

10' 7" x 7' 5" (3.23m x 2.26m) With double base unit, stainless steel single drainer sink unit, two larder units, double glazed window to the rear elevation, door to the front elevation, plumbing for a washing machine and dishwasher and space for a tumble dryer.

CLOAKROOM/WC

With Low level WC, wash hand basin, radiator and wall mounted Worchester central heating boiler.

INNER HALLWAY

5' 8" x 15' 5" (1.73m x 4.7m) With double glazed window to the rear elevation, oak flooring and Mitsubishi wall mounted air conditioning unit.



BEDROOM ONE

10' 9" x 11' 6" (3.28m x 3.51m) With double glazed windows to the front and side elevations, radiator and oak flooring.

BEDROOM TWO

10' 9" x 11' 8" (3.28m x 3.56m) With double glazed windows to the front elevation, radiator, oak flooring, recessed wardrobe and access to the roof space.

BATHROOM

5' 8" x 7' 9" (1.73m x 2.36m) Comprising of bath with shower over and side screen, pedestal wash hand basin, low level WC, towel rail, fully tiled walls and floor, recessed cylinder cupboard with shelf and double glazed window to the rear elevation



OUTSIDE

FRONT

There is an electric roller vehicle gate giving access to the large driveway/hard standing area which provides ample parking and space for mobile home/caravan. Lawned with flower/shrub borders, gated side access to the side enclosed vegetable garden area, steps leading to vegetable beds and green house, side Calor Gas bottle storage area. Further vehicle gate gives access to additional storage area/hard standing with further lawned and totally enclosed garden area with established trees.

WORKSHOP

With light and power, outside lighting, hot and cold taps.

STORE

9' 8" x 8' 2" (2.95m x 2.49m) With light and power and eaves storage space.

GARAGE

13' x 12' 2" (3.96m x 3.71m) With hot and cold taps and radiator.

SUMMER HOUSE/HOME OFFICE

15' x 7' 4" (4.57m x 2.24m) With light and power, hot and cold external taps, enclosed decking and concrete base for pool with drainage pipes.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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<https://www.mundys.net/referral/>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

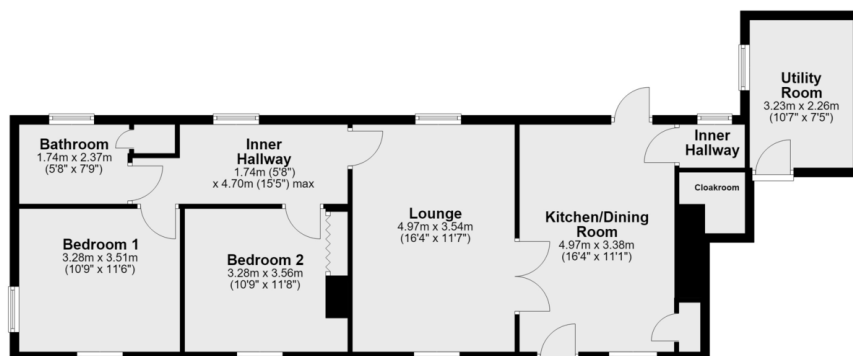
GENERAL

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Ground Floor
Approx. 83.5 sq. metres (898.6 sq. feet)



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

For Illustration Purposes Only

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.