

## Woodhill Road, Collingham NG23 7NR

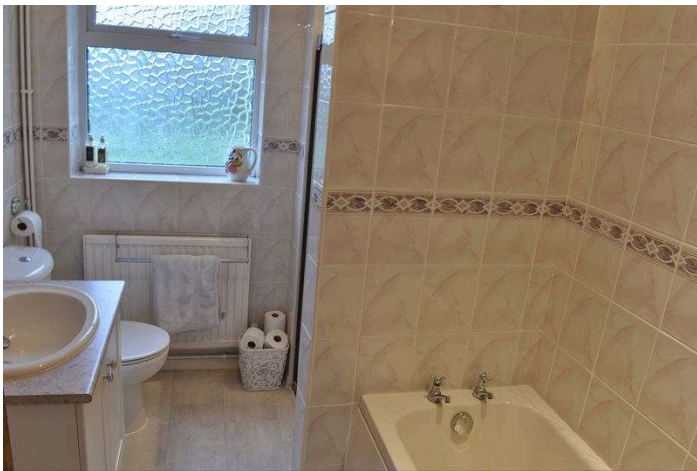


**GUIDE PRICE £425,000 to £450,000.** Spacious detached bungalow on a large and secluded plot in the heart of this popular village. The accommodation includes a split level lounge and dining room, breakfast kitchen, large sun room/games room, four bedrooms, bathroom and en-suite. There is ample off road parking and a tandem double garage/workshop. The property is predominantly double glazed, has gas central heating and available for purchase with No Chain.

**Guide Price £425,000 to £450,000**







## **Situation and Amenities**

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

## **Accommodation**

Upon entering the front door, this leads into:

### **Sun Room/Games Room** 26' 0" x 16' 7" (7.92m x 5.05m)

This extraordinarily large room is the former double carport that has been converted in a sympathetic way, glazed on all sides and with sliding patio doors to the front. The principal entrance is to the side. This very versatile room has a skylight window and also an internal window looking through into the dining room. The sun room/games room has a timber panelled roof, a ceiling light point and a radiator. From here a half glazed door leads into the entrance hallway.

### **Entrance Hallway** 17' 8" x 8' 0" (5.38m x 2.44m)

The spacious entrance hallway provides access to the dining room via glazed panels and French doors, all four bedrooms and the family bathroom. The hallway has a beamed ceiling, a ceiling light point and a radiator.

### **Dining Room** 15' 3" x 10' 3" (4.64m x 3.12m)

This excellent sized and well proportioned reception room has an internal window looking back into the sun room, a door into the breakfast kitchen and a step down into the lounge. The dining room has a ceiling light point and a radiator.

### **Lounge** 19' 0" x 11' 6" (5.79m x 3.50m)

This fabulous sized reception room has a bow shaped window to the front elevation and a feature window to the side. The lounge, as previously mentioned, is split level and open plan to the dining room and has a stone fireplace, beamed ceiling, two ceiling light points and two radiators.

### **Breakfast Kitchen** 17' 5" x 11' 9" (5.30m x 3.58m)

Having a window to the side elevation overlooking the principal garden and a half glazed door to the front. The kitchen is fitted with an excellent range of base and wall units, including display cabinets, complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and also included within the sale is the free standing gas fired range cooker with extractor hood above. In addition there is space and plumbing for a dishwasher, a washing machine and tumble dryer, and further space for a larder fridge. The room is of sufficient size to comfortably accommodate a dining table and has a ceramic tiled floor, recessed ceiling spotlights and a radiator. The airing cupboard housing the central heating boiler is located within the kitchen.

### **Family Bathroom** 9' 0" x 6' 7" (2.74m x 2.01m)

The well appointed family bathroom has an opaque window to the side elevation and is fitted with a coloured suite comprising bath, vanity unit with wash hand basin inset and storage beneath, WC and bidet. In addition there is a walk-in shower cubicle with mains shower. The bathroom has ceramic tiling to the walls, recessed ceiling spotlights and a radiator. Access to the roof space is obtained from here.

### **Bedroom One** 13' 11" x 11' 10" (4.24m x 3.60m)

An excellent sized double bedroom with a window to the rear elevation, cornice to the ceiling, both wall and ceiling light points and a radiator. A door leads into the en-suite shower room.

### **En-suite Shower Room**

The en-suite has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

### **Bedroom Two** 13' 1" x 11' 10" (3.98m x 3.60m)

A further great sized double bedroom, having a window to the rear elevation overlooking the garden and countryside beyond. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

### **Bedroom Three** 11' 10" x 9' 3" (3.60m x 2.82m)

A double bedroom with a window to the rear elevation enjoying the same views as bedroom two. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

### **Bedroom Four** 9' 4" x 9' 0" (2.84m x 2.74m)

A good sized fourth bedroom with a window to the side elevation, a ceiling light point and a radiator. The bedroom is currently utilised as a home office/study.

### Outside

The property is approached via a private driveway shared with just one other property, this in turn leads onto a substantial driveway providing off road parking for numerous vehicles. The driveway in turn leads to the garage/workshop.

### Gardens

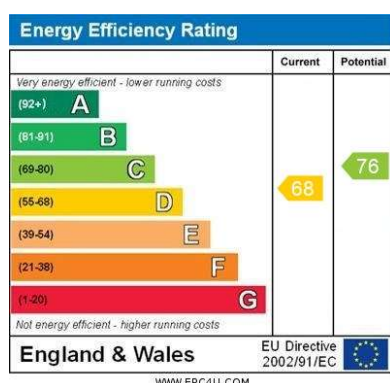
The significant sized gardens sweep around the side and rear of the property and are laid primarily to lawn edged with mature hedgerow providing a high degree of privacy. The gardens contain a vast array of mature shrubs, plants and trees. The timber shed is included within the sale.

### Garage/Workshop 36' 1" x 9' 9" (10.99m x 2.97m) (at widest points)

This large garage/workshop is of breezeblock construction to the first portion and timber to the rear. There is an up and over door to the front elevation, windows to the rear and side and a personnel door out to the garden. The garage/workshop is equipped with both power and lighting.

### Council Tax

The property is currently in Band E.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

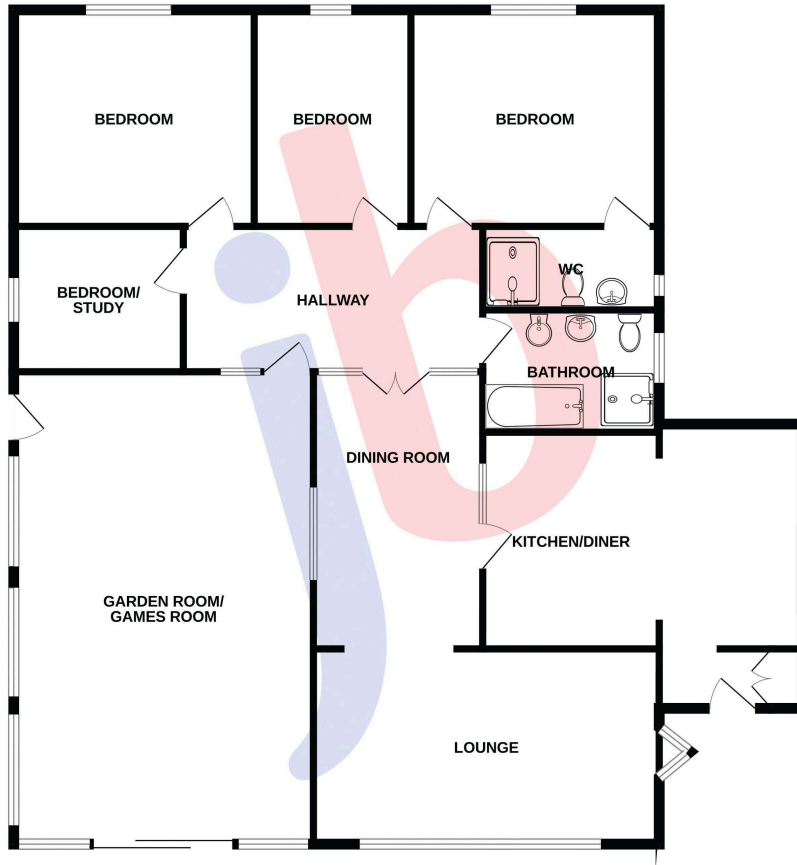
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007568 10 March 2026

GROUND FLOOR  
1743 sq.ft. (161.9 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (161.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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