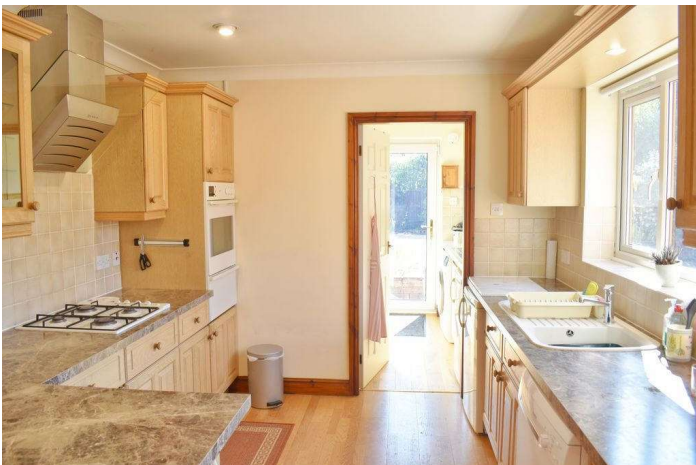


Lime Tree Close, Collingham

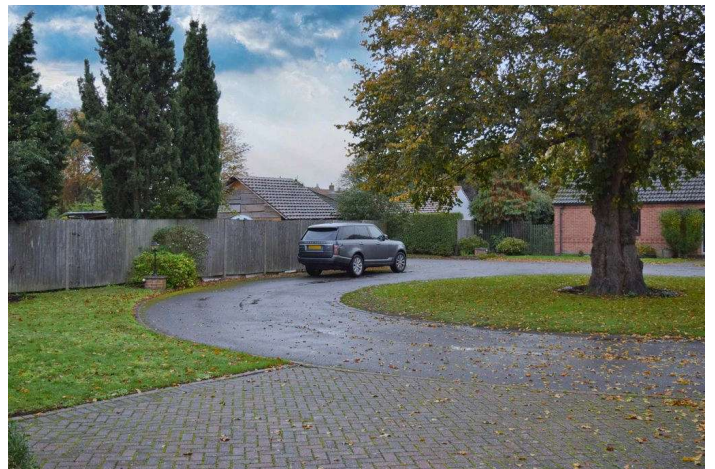
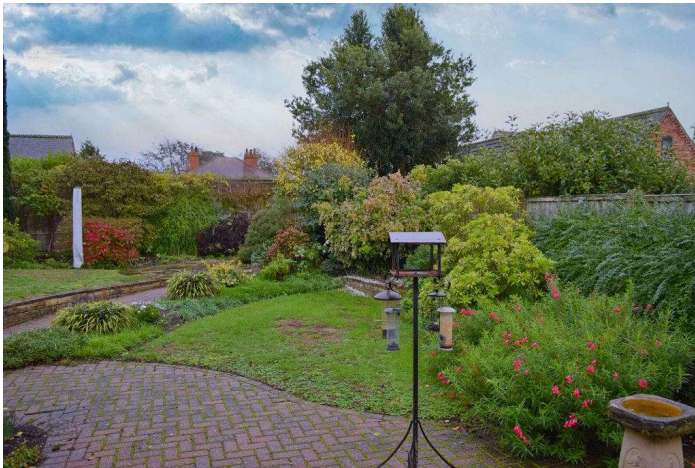


Discover this distinctive four-bedroom detached bungalow, tucked away in a peaceful setting within the highly desirable village of Collingham. Designed for effortless living, it boasts a spacious open-plan kitchen/diner, inviting lounge, utility room, family bathroom and principal bedroom with en-suite. Outside, mature front and rear gardens create a lovely sense of privacy, complemented by a garage and off-road parking. Double glazing, gas central heating and solar panels add everyday practicality and efficiency. Offered with **NO ONWARD CHAIN**.

£450,000







Situation and Amenities

Collingham is a highly sought after village around 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, the latter has an East Coast mainline station linking it to London Kings Cross with journey times a little over an hour. Amenities in Collingham include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments, two public houses and a variety of sports and leisure clubs. There is also a well respected primary school and a medical centre incorporating a doctor's surgery, dentist and pharmacy.

Full Description

A spacious modern detached four bedroom residence set within a quiet cul-de-sac of just five individually designed homes in the highly sought after village of Collingham. Internally the property boasts an open plan kitchen/diner, a living room, utility, family bathroom and en-suite. Outside you will find a larger than average single garage with an electric door, a block paved driveway providing off street parking for several vehicles and mature gardens to the front and rear. This lovely property is available for purchase with no chain.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

This very spacious hallway provides access to the living room, the kitchen/diner, all four bedrooms and the family bathroom. The hallway has three ceiling light points and a radiator. Access to the roof space via a loft ladder is obtained from the hallway. The loft is part boarded and equipped with power and lighting.

Living Room 14' 0" x 13' 11" (4.27m x 4.23m)

A bright and spacious reception room having a large window to the front elevation and two windows to the side. The living room has a gas fire, a ceiling light point, a radiator and a door into the kitchen/diner.

Kitchen/Diner 23' 9" x 18' 6" (7.23m x 5.64m)

This very spacious kitchen/dining room has a window overlooking the garden. The kitchen area (2.95m X 2.85m) is fitted with a range of quality wall and base units with laminated work surfaces. There is a sink, and integrated appliances include an electric oven, and a gas hob with contemporary extractor fan above. There is under-counter space for both a fridge and dishwasher. The room has four ceiling light points, a radiator and wooden flooring. The dining area (7.23m X 2.69m) has a window to the side elevation, continuation of the wooden flooring, sliding doors to the rear elevation, a ceiling light point and a radiator.

Utility Room 7' 9" x 4' 10" (2.36m x 1.47m)

The utility room has a door leading into the garden and is fitted with wall and base units. The room has space and plumbing for a washer/dryer, wood flooring and a ceiling light point. We have been informed that the Combi boiler was fitted new in July 2024 and the compliance, warranty and service history records are available.

Bedroom One 13' 5" x 12' 1" (4.10m x 3.69m)

An excellent sized double bedroom with a large window overlooking the garden, a radiator and a ceiling light point. A door leads into the en-suite shower room.

En-suite 7' 10" x 6' 6" (2.40m x 1.99m)

The en-suite has an opaque window and is fitted with a corner shower cubicle, low level WC, and a sink with storage cupboard under. The room has vinyl flooring.

Bedroom Two 11' 10" x 10' 2" (3.61m x 3.10m)

A further very good sized double bedroom with a window to the front elevation, a radiator and a ceiling light point.

Bedroom Three 10' 2" x 8' 11" (3.1m x 2.71m)

Bedroom three is currently utilised as a dressing room, and has a window to the side elevation, a ceiling light point and a radiator. The wardrobes in-situ are included within the sale.

Bedroom Four 9' 3" x 7' 0" (2.83m x 2.13m)

Currently utilised as a home office/study, this room has a window to the front elevation, a ceiling light point and a radiator.

Family Bathroom 9' 9" x 6' 11" (2.98m x 2.12m)

The family bathroom has an opaque window to the side and is fitted with a suite comprising bath with shower over, low level WC and wash hand basin. The bathroom has vinyl flooring, a ceiling light point, a radiator and a shaver light/fitment. In addition there is a built-in linen cupboard.

Outside

To the front of the property is a block paved driveway providing off road parking for several vehicles and in turn leads to the garage. The delightful mature front garden contains a lawned area and mature shrub and tree borders. Gated access either side of the property lead to the rear garden.

Single Garage 18' 5" x 14' 8" (5.61m x 4.47m)

A larger than average single garage having an electric door to the front elevation and a personnel door to the rear leading into the garden. The garage is equipped with power and lighting.

Rear Garden

The rear garden has a high degree of privacy and comprises a wonderful array of mature shrubs and trees, lawned areas and various block paved areas ideal for outdoor seating and entertaining. The greenhouse has plumbing and electricity and is included within the sale.

Agent's Note

Please be advised that this property has Closed Cell Insulation Foam in the roof space. This could potentially lead to a mortgage retention for prospective purchasers. However, we have been advised by our vendors that, for an offer at the asking price, they will have the spray foam removed at their expense.

Council Tax

The property is in Band D.

Maintenance Charge

Lime Tree Close is a private estate managed by the owners through a Residents' Association/management company. The annual fee is currently £720 (£60 pcm) (this covers all the maintenance fees of the communal garden/lawn and the Lime Tree (there is a preservation order on the tree), the drive/roundabout and the access road to Swinderby Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

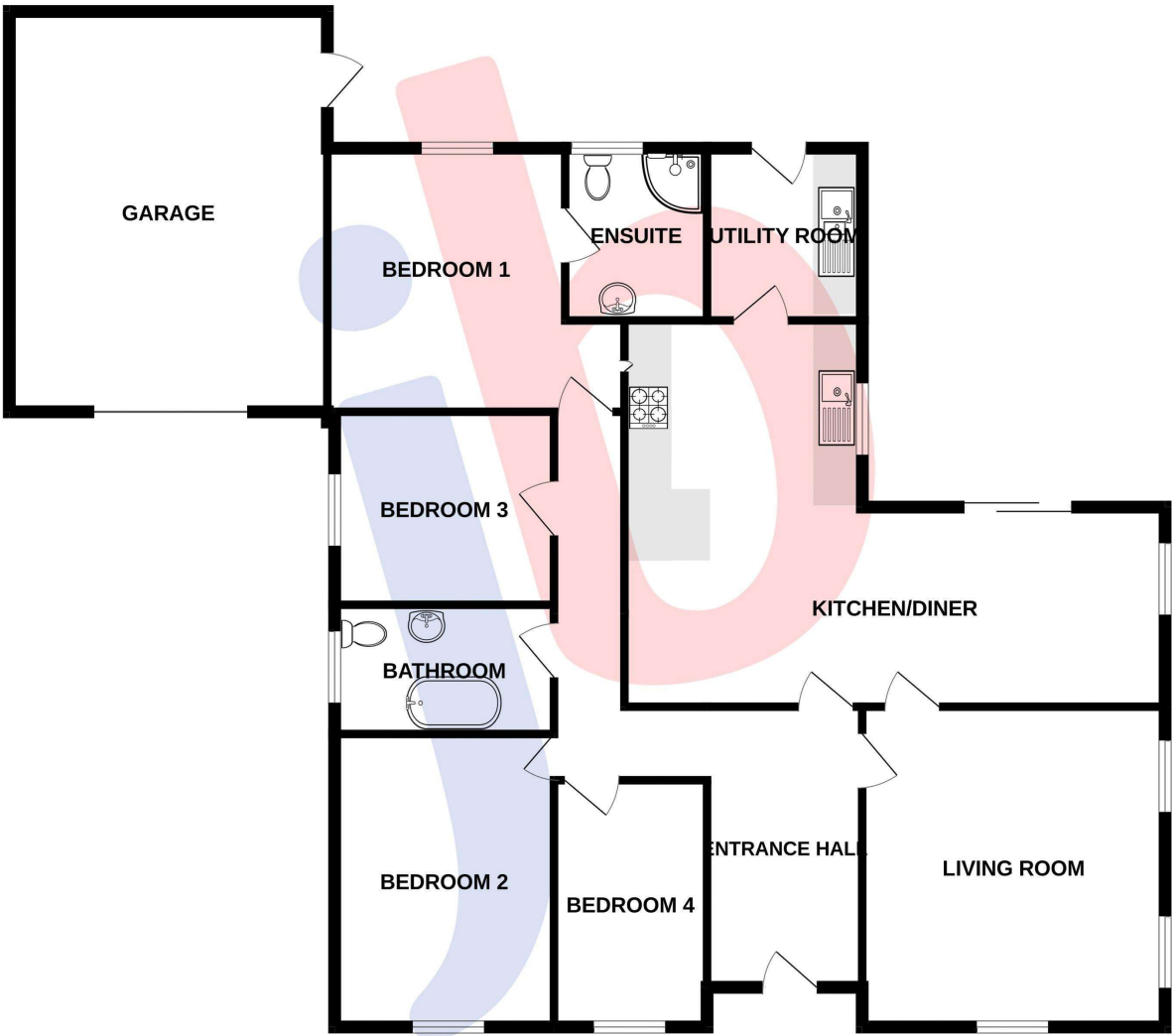
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. JMP Solicitors - £180.00 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. 00007792 22 October 2026

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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