The Green, Collingham NG23 7LQ



A PERIOD GEM IN A PRIME VILLAGE SETTING – CHARACTER, CHARM AND NO CHAIN! Discover this stunning three bedroom detached period home, perfectly positioned within the Conservation Area of this highly sought-after village. Bursting with character and charm, the property boasts two generously sized reception rooms, a superb kitchen, utility and well-appointed first floor bathroom. Outside, enjoy an enclosed rear garden and single garage. Double glazing and gas central heating complete this offering. **EARLY VIEWING ESSENTIAL. NO CHAIN.**

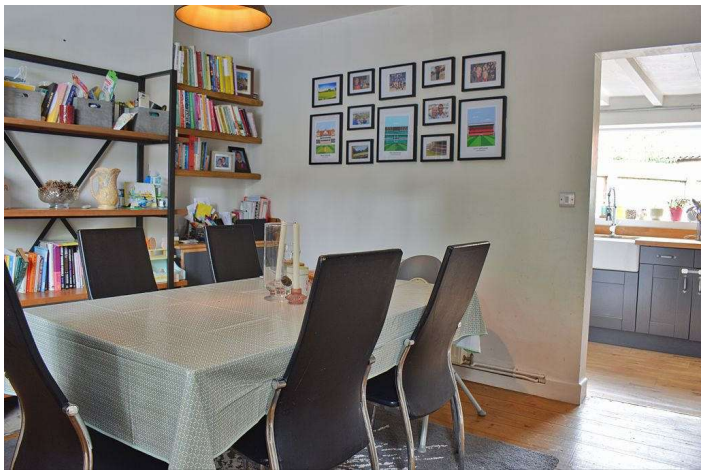
Offers in the Region Of £300,000

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Situation and Amenities

Collingham has 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:

Reception Hallway

The reception hallway has the staircase rising to the first floor, and doors providing access to the lounge and dining room. The hallway has a stone floor and a ceiling light point.

Lounge *11' 10" x 11' 6" (3.60m x 3.50m)*

This nicely proportioned reception room has a window to the front elevation overlooking the green. Located to one side of the chimney breast are bespoke fitted storage cupboards and shelving. The lounge also has wood laminate flooring, a ceiling light point and a radiator.

Dining Room *11' 11" x 11' 6" (3.63m x 3.50m)*

A further well proportioned reception room, having a window to the front elevation overlooking the green. The dining room has stripped wooden floorboards, a ceiling light point and a radiator. A door opening leads through to the kitchen.

Kitchen *17' 11" x 7' 1" (5.46m x 2.16m)*

This large galley style kitchen has two windows to the rear elevation, and is fitted with an excellent range of base units, complemented with solid wood work surfaces and matching splash backs. There is a Belfast sink and space and plumbing for a dishwasher. The freestanding Range cooker is included within the sale. The kitchen has a painted beamed ceiling, wood laminate flooring, wall light points and a vertical panel radiator. The central heating boiler is located within the kitchen. A door opens to the staircase leading down to the cellar, and a further door leads into the utility room.

Cellar *11' 11" x 11' 7" (3.63m x 3.53m)*

Utility Room *7' 11" x 7' 0" (2.41m x 2.13m)*

The utility room has a stable door leading out to the garden and is fitted with base units with solid wood work surfaces. The room has a painted beamed ceiling, a ceiling light point, the same wood laminate flooring that flows through from the kitchen, space and plumbing for both a washing machine and tumble dryer, and further space for a vertical fridge/freezer.

First Floor Landing

As mentioned, the staircase rises from the reception hallway to the first floor landing which has doors into all three bedrooms and the bathroom. The landing has a large and useful storage cupboard and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One *11' 10" x 11' 8" (3.60m x 3.55m)*

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. Located to one side of the chimney breast is a fitted wardrobe.

Bedroom Two *11' 10" x 11' 8" (3.60m x 3.55m)*

A further great sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. Accessed from this bedroom and sited above the staircase is a useful storage cupboard.

Bedroom Three *11' 7" x 7' 2" (3.53m x 2.18m)*

A very good sized third bedroom having a window to the rear elevation, a sloping pitched roof, a ceiling light point and a radiator.

Bathroom *11' 9" x 7' 1" (3.58m x 2.16m)*

This superb sized and well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising a contemporary double ended bath, pedestal wash hand basin and WC. There is also has an oversized walk-in shower cubicle with mains rainwater head shower. The bathroom is enhanced with part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

Outside

Located to the side of the property is a shared driveway which in turn leads to the single garage. Gated access leads to the rear garden.

Single Garage

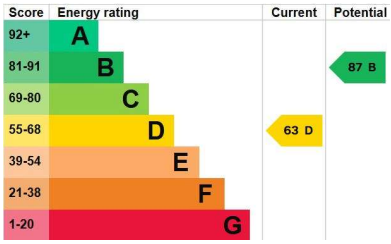
The garage has an up and over door.

Rear Garden

The delightful rear garden has a high degree of privacy and is tiered in design. The lower tier provides an ideal outdoor seating and entertaining area, and the upper tier is laid primarily to lawn. The garden contains a wonderful array of mature shrubs, plants and trees.

Council Tax

The property is in Band B.



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.

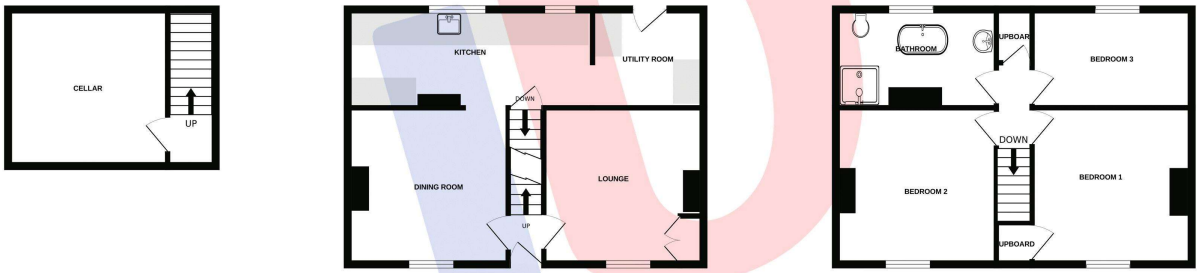
Services/Referral Fees

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. 00007763 04 November 2026

BASEMENT
179 sq.ft. (16.6 sq.m.) approx.

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

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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