



11A Station Road, Collingham, Newark, NG23
7RA

£750,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- * Exceptionally Spacious Individual New Build • * High Quality Finishes Throughout Design
- * Four Bedrooms With Fitted Wardrobes, Two • * Two En Suites & Family Bathroom Reception Rooms, Dining Kitchen
- * Gross Internal Area 2,660 Sq. Ft. Plot 0.316 • * Quality Tristan Goff Handmade Kitchen Units Acres Or Thereabouts
- * Air Sourced Underfloor Heating. LVT • * Newark Northgate Railway Station 6 Miles Herringbone Flooring Downstairs
- * Detached Extra Size Double Garage. Long • * Excellent Local Amenities, EPC Prediction B Driveway Approach & Ample Parking Rating

A stunning and exceptionally spacious detached four bedroomed house, in the latter stages of construction, with completion anticipated April 2026.

The property is approached by a long driveway entrance, and set back on a very pleasant plot extending to 0.316 acres or thereabouts. The gross internal area is 2,660 sq. ft. approximately. Quality fixtures and fittings include Tristan Goff handmade kitchen units, underfloor downstairs heating, and Herringbone flooring throughout the entire ground floor. This double fronted property has an oak framed entrance porch, red brick elevations, and a clay pantile roof.

The property is situated in the heart of Collingham village, a large settlement and a five minute walk from the excellent amenities and railway station. These include a primary school, medical centre, dentist, pharmacy, co-operative store, convenience store, family butchers and local shops. The railway station provides direct services to Lincoln, Newark and Nottingham. The Collingham Cricket Ground within the conservation area is a notable landmark of the area. Local lanes and footpaths provide excellent walking facilities. There are school bus services to the Newark secondary schools and the Tuxford Academy.

The accommodation provides an oak framed porch, spacious reception hall, downstairs toilet, 19'6 lounge with bi-folds and wood burner, open plan dining kitchen, utility room and tank room. The first floor provides four exceptionally spacious double sized bedrooms, each with fitted wardrobes, master en suite, guest en suite, family bathroom, and a large walk-in storage cupboard. The double garage is above average size with remote doors. The property is approached by a gravelled driveway with ample parking and turning space.

Collingham is situated 6 miles from Newark, with access points to the A1 and A46 trunk road. Newark on Trent is on the main East Coast railway line with services Newark Northgate to London Kings Cross and journey times of just over 75 minutes.

The property provides the following accommodation:

GROUND FLOOR

Oak framed entrance porch with tiled roof.

RECEPTION HALL

12'10 x 11' (3.91m x 3.35m)
Built-in cupboard with double doors.

CLOAK ROOM

With low suite WC, basin and extractor.

LOUNGE

19'6 x 17'2 (5.94m x 5.23m)
Bi-fold doors, fireplace with wood burning stove.

STUDY/FAMILY ROOM

12'2 x 11' (3.71m x 3.35m)
With front window. An exceptionally spacious family room or study.

DINING KITCHEN

28'6 x 16' (8.69m x 4.88m)
With dual aspect. Tristan Goff handmade kitchen units with choices of finishes and working surfaces subject to the stage of construction. Appliances include an American fridge freezer, hob, oven and dishwasher.

UTILITY ROOM

7' 10 x 7' 9 (2.13m 3.05m x 2.13m 2.74m)
Plumbing for a washing machine and facility for a drier.

TANK ROOM

With large capacity hot water storage tank and "buffer vessel", also the underfloor heating manifolds.

FIRST FLOOR

LANDING

21' (6.40m)
(Total length)

BEDROOM ONE

14'2 x 13'10 plus 7'6 x 6'6 (4.32m x 4.22m plus 2.29m x 1.98m)
With fitted wardrobes, single panelled radiator.

ENSUITE

8'10 x 5' (2.69m x 1.52m)
With shower, basin, low suite WC, fully tiled shower area and half tiled walls. Tiled floor.

BEDROOM TWO

15'6 x 10'4 plus 5'11 x 6'4 (4.72m x 3.15m plus 1.80m x 1.93m)
With fitted wardrobe, single panelled radiator.

ENSUITE

8'6 x 5' (2.59m x 1.52m)

With shower, basin, low suite WC, fully tiled shower area and half tiled walls. Tiled floor.

BEDROOM THREE

14'11 x 11'6 plus 3'11 x 4'11 (4.55m x 3.51m plus 1.19m x 1.50m)

With fitted wardrobes, single panelled radiator.

BEDROOM FOUR

12'8 x 12' (3.86m x 3.66m)

With fitted wardrobes, single panelled radiator.

FAMILY BATHROOM

11'6 x 6' (3.51m x 1.83m)

With shower, bath, low suite WC. Fully tiled walls and tiled floor.

BOX ROOM

4'6 x 7'2 (1.37m x 2.18m)

A walk-in box room with heated towel rail and shelving.

DOUBLE GARAGE

20'4 x 19'10 (6.20m x 6.05m)

Remote electric doors, double power points.

OUTSIDE

The property is approached by a driveway surface with "golden gravel". There will be a 12 Ft. field gate entrance (electric gates can be specified as an optional extra).

The rear garden is grass seeded, enclosed and very secluded. There is a row of fan trained trees across the rear boundary. A paved patio area and paths around the house.

SERVICES

Mains water, electricity, and drainage are connected to the property. Drainage is by a private electric pump system. Central heating is air sourced.

BUILDING WARRANTY

A 10 year Building Warranty will be provided.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

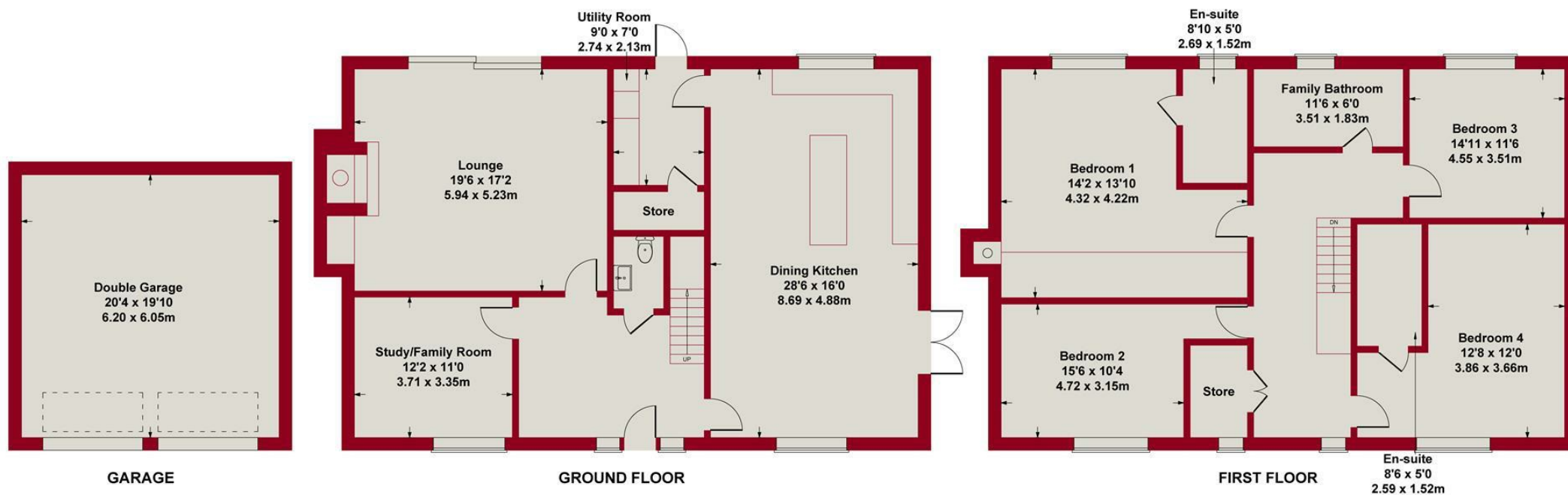
MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

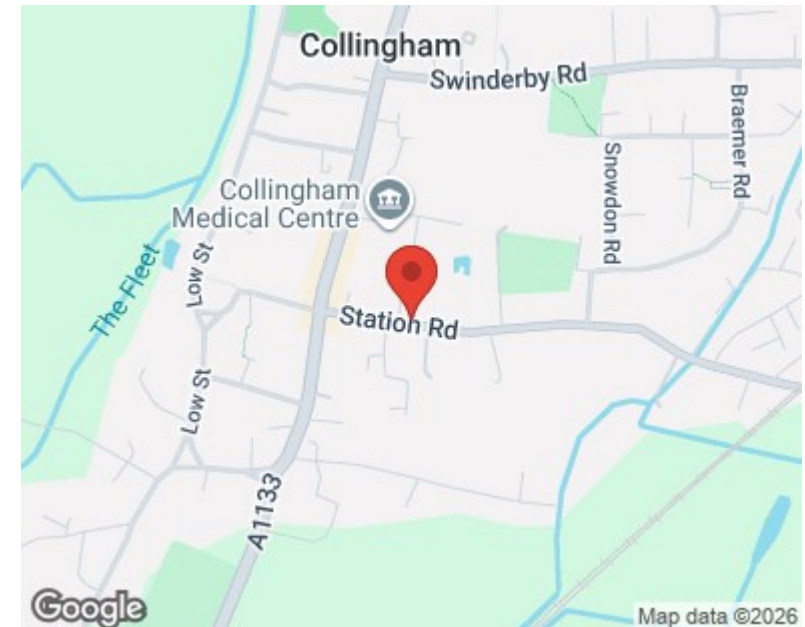
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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