



Bell Lane, Collingham

Guide Price £325,000 to £335,000



Bell Lane

Collingham, Newark

MARKETED WITH NO CHAIN This spacious modern three bedroom detached house presents an outstanding opportunity to acquire an individual property in an extremely popular and well served village, ideally located close to a wide range of local amenities including shops, pubs, restaurants schools, and leisure facilities.

The property offers a thoughtfully designed layout that is perfect for contemporary family living, featuring an inviting open plan dining kitchen with ample space for both cooking and entertaining. Integrated appliances include electric oven and hob, extractor fan and dishwasher. A spacious dual aspect lounge with log burner (not tested), while the adjoining conservatory offers additional versatile living space. To the first floor the property boasts three well proportioned bedrooms, as well as a well appointed modern shower room.

The property is approached by an initial shared driveway leading to the large garage/workshop to the rear, providing excellent potential for secure parking, additional storage, or use as a hobby or work space (subject to individual requirements). The garden is predominantly lawned with a good size patio perfect for entertaining. Offered for sale with no onward chain, this attractive home is ready for immediate occupation and a comfortable and flexible living environment within a thriving village community. The property benefits from UPVC double glazing and gas central heating ensuring comfort and efficiency all year round.

The sought after location offers excellent transport links to nearby towns and cities by rail or road, making this an ideal base for commuters, while the close proximity to local amenities ensures that everyday needs are easily met.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





Entrance Hall

8' 5" x 10' 8" (2.56m x 3.25m)

Ground Floor WC

7' 9" x 3' 10" (2.36m x 1.17m)

Lounge

17' 8" x 11' 0" (5.38m x 3.35m)

maximum measurements

Conservatory

9' 8" x 8' 9" (2.95m x 2.67m)

Kitchen

13' 4" x 7' 9" (4.06m x 2.36m)

Dining Room

8' 10" x 9' 9" (2.69m x 2.97m)

First Floor Landing

11' 10" x 10' 8" (3.61m x 3.25m)

maximum measurements

Bedroom One

17' 9" x 7' 9" (5.41m x 2.36m)

Bedroom Two

11' 1" x 8' 9" (3.38m x 2.67m)

maximum measurements

Bedroom Three

10' 2" x 8' 7" (3.10m x 2.62m)

Shower Room

9' 8" x 5' 6" (2.95m x 1.68m)

Garage/Workshop

17' 7" x 11' 4" (5.36m x 3.45m)



Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 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 which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.

Agent's Note - Probate

The sale of the property is subject to Probate which is currently being applied for.

Agents Note

Please note the property's garage is not outlined on the title plan on the interactive property report.

Agent's Note

There is an initial shared driveway leading to this property's private drive at the rear.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,023 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

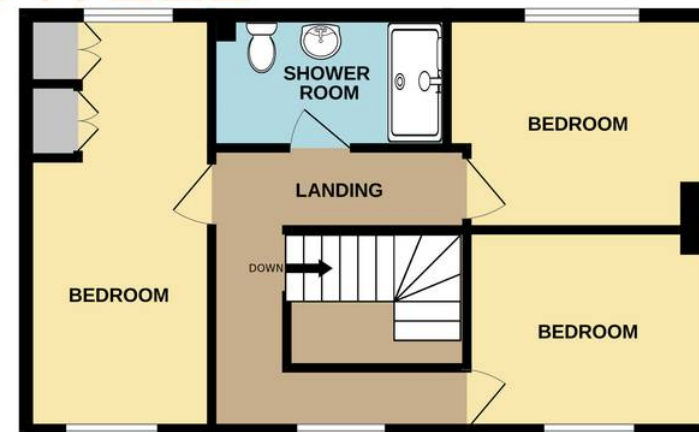
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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