



Station Road, Collingham

Guide Price £500,000 to £525,000



Station Road

Collingham, Newark

This impressive three bedroom detached bungalow provides a rare opportunity to acquire a spacious and versatile home, ideally situated in a highly sought after and well served village location. Set on a large private non estate plot, offering a sense of individuality and privacy that is increasingly hard to find.

The well planned accommodation includes an entrance porch leading to the hallway, which opens to the welcoming lounge, a separate dining room for formal occasions, and a delightful garden room that provides an additional reception area (ideal for relaxation or entertaining guests).

The kitchen is fitted with a range of units and offers ample worktop space with gas hob and extractor over and double electric oven, while a separate utility room provides further practicality for laundry and storage needs.

The master bedroom benefits from extensive fitted wardrobes and its own ensuite shower room, and there is a family bathroom, a further shower room, and a separate WC, ensuring convenience for both residents and visitors.

All bedrooms are well proportioned and offer comfortable accommodation for a variety of lifestyles, whether for a family, downsizers, or those seeking single level living. The attic has been partially converted and could provide a further fourth bedroom with an ensuite (subject to building regulations).





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The property is enhanced by an extensive gated, block paved driveway providing parking for multiple vehicles. The property has a large, enclosed and established private low maintenance south facing rear garden.

There are two garages, comprising of one single garage and one oversized garage/workshop (perfect for car enthusiasts, hobbyists, or those requiring extra storage or workspace). Further benefits include gas central heating and UPVC double glazing, ensuring year round comfort and energy efficiency.

This property combines generous proportions, flexible living spaces, and a high degree of privacy, all within easy reach of the excellent amenities, shops, and transport links the village has to offer. Viewing is highly recommended to fully appreciate the scope and appeal of this outstanding detached bungalow.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Porch

11' 5" x 3' 0" (3.48m x 0.91m)

Hallway

38' 8" x 7' 5" (11.79m x 2.26m)

maximum measurements

Separate WC

4' 3" x 4' 0" (1.29m x 1.22m)

Lounge

18' 0" x 12' 5" (5.49m x 3.79m)

Dining Room

11' 2" x 10' 5" (3.40m x 3.17m)

Garden Room

12' 0" x 12' 0" (3.66m x 3.66m)

Kitchen

12' 6" x 11' 2" (3.81m x 3.40m)

Utility

12' 6" x 6' 6" (3.81m x 1.98m)

Bedroom One

18' 0" x 14' 3" (5.49m x 4.34m)

Ensuite Shower Room

9' 11" x 6' 5" (3.02m x 1.96m)

Bedroom Two

14' 0" x 9' 9" (4.27m x 2.97m)

Bedroom Three

10' 11" x 10' 0" (3.33m x 3.05m)





Shower Room

6' 6" x 5' 10" (1.98m x 1.78m)
maximum measurements

Bathroom

9' 0" x 6' 7" (2.74m x 2.01m)
maximum measurements

First Floor Landing

14' 7" x 9' 5" (4.45m x 2.87m)
maximum measurements

Attic Room One

20' 3" x 9' 9" (6.17m x 2.97m)

Attic Room Two

10' 3" x 9' 3" (3.12m x 2.82m)

Garage

20' 5" x 8' 6" (6.22m x 2.59m)

Garage/Workshop

19' 4" x 12' 2" (5.89m x 3.71m)

Agent's Note - Windows

The property has majority UPVC Double Glazing with the exception of the Garden Room and Attic Room.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,599 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 produce identification documentation at the offer stage and we would 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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR

1ST 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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