

22 Swinderby Road
Collingham, Newark, NG23 7PH



Book a Viewing

£385,000

A well appointed detached bungalow centrally positioned in the popular village of Collingham. In brief the internal accommodation comprises of an Entrance Hall with cloaks cupboard, fitted Kitchen, Dining Room, Study, Living Room with a living flame gas fire suite, Conservatory overlooking the landscaped gardens to the rear, two Double Bedrooms, Bathroom and a recently fitted Shower Room. The property also benefits from a fully boarded loft which is accessed via a pull down ladder in the Entrance Hall, making an easy accessible storage space and offering scope for development, if required (subject to the necessary permissions).





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham. The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.

ENTRANCE

With composite double glazed opaque front door, coving to the ceiling, opening to the Entrance Hall and a door to the Shower Room.





ENTRANCE HALL

With wood flooring, coving to the ceiling, radiator, built-in doaks cupboard, access to the boarded loft via pull down ladder and doors to the Living Room, Bathroom, two Bedrooms and Kitchen.

LIVING ROOM

14' 4" x 12' 7" (into recess) (4.37m x 3.84m) With uPVC double glazed windows and French doors to the Conservatory at the rear, uPVC double glazed window to the side elevation, coving to the ceiling, radiator and a living flame gas fire suite.

CONSERVATORY

11' 10" x 10' 10" (maximum measurements) (3.61m x 3.3m) Of brick and uPVC double glazed construction with French doors onto the garden, wall light points and vaulted plasterboard ceiling.

SHOWER ROOM

11' 8" x 4' 8" (3.56m x 1.42m) A modern fitted Shower Room comprising a low-level WC, wash hand basin set within vanity unit and walk-in double shower cubicle with mains fed shower, inset spotlights to ceiling, extractor, electric shaver point, wet panel boarding and a chrome heated towel rail.

BATHROOM

9' 6" x 7' 0" (into recess) (2.9m x 2.13m) With three piece fitted suite comprising a P-shaped bath with a mains fed shower over, low-level WC and wash hand basin set within a vanity unit, fitted wall and base vanity storage units, heated towel rail, tiled walls, tiled floor, extractor, inset spotlights to ceiling and uPVC double glazed opaque windows to the side elevation.

KITCHEN

14' 10" x 8' 6" (4.52m x 2.59m) Fitted with a range of wall and base units with work-surface over, incorporating a 1 1/2 bowl ceramic sink unit with a stainless steel mixer tap, fitted double extractor hood, radiator, tiled splash-backs, coving to the ceiling, spaces for a large Range style cooker, washing machine, tumble dryer and fridge freezer and uPVC double glazed windows to the front and side elevations.

DINING ROOM

15' 3" x 8' 4" (4.65m x 2.54m) With uPVC double glazed window and door to the side elevation, uPVC double glazed window to the front elevation, wall light points, radiator, coving to the ceiling and doorway to the Study.

STUDY

7' 9" x 4' 1" (2.36m x 1.24m) With uPVC double glaze window to the side elevation, fitted desk and radiator.

BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m) With uPVC double glazed window to the rear elevation, coving to the ceiling and radiator.

BEDROOM TWO

12' 8" x 9' 7" (3.86m x 2.92m) With uPVC double glaze window to the side elevation, coving to the ceiling and radiator.

LOFT SPACE

35' 11" (10.95m - L-Shaped) Fully boarded loft, providing an excellent storage space and scope for development, subject to the necessary Permission, wall mounted boiler, power and lighting.

SHED

20' 3" x 13' 5" (6.17m x 4.09m) Large barn style shed with windows to the front, side and rear, double doors, power and lighting.





OUTSIDE

Wrought iron fencing with brick built pillars provide an opening onto the block paved driveway at the front, lawned garden areas, block paved pathway to the front door and wrought iron gated access at the side leading to the rear garden. The rear garden has been landscaped with further block paving, creating a patio area and pathway to the large barn style shed at the end of the garden. The garden is mostly laid to lawn with borders for plants and shrubs.

WEBSITE

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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

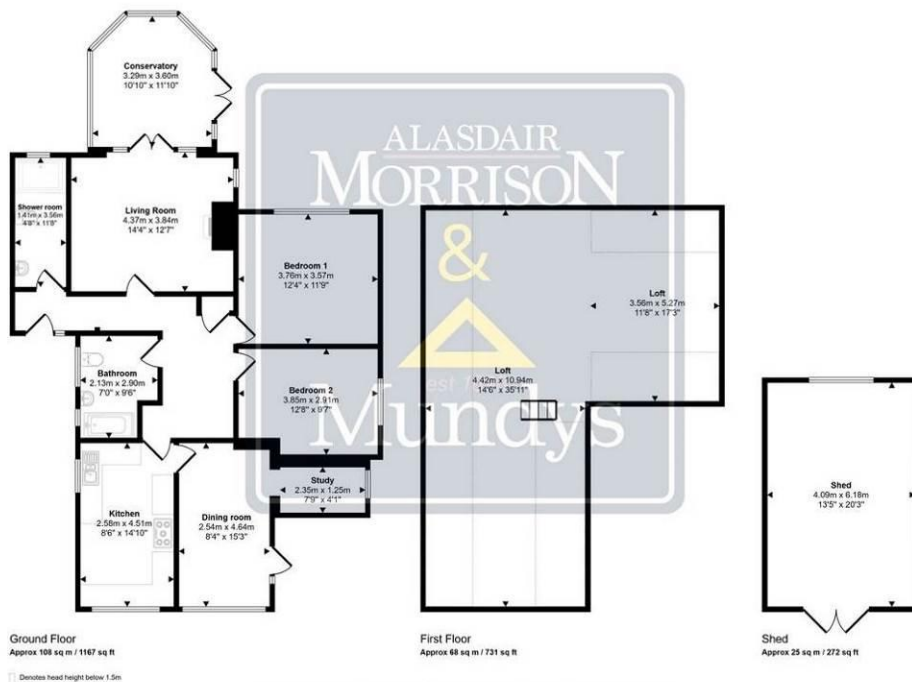
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Approx Gross Internal Area
202 sq m / 2170 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Lots of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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