



14 Woodhill Road

Collingham, Newark, NG23 7NR



Book a Viewing

£299,950

For sale with no upward chain, this much improved detached bungalow is ideally situated in a prime village location, offering comfortable and stylish living throughout. Upon entering the property, you are welcomed by an entrance hallway featuring engineered wood flooring and a built-in cloaks cupboard. The well-appointed shaker style kitchen includes a selection of fitted and integrated appliances, providing a functional yet charming space. The modern shower room has been refitted to a high standard, while the spacious lounge diner boasts engineered wood flooring and French doors that open directly onto the attractive rear garden. There are two bedrooms and externally, the bungalow benefits from a side driveway and beautifully landscaped gardens to both the front and rear, with a combination of lawn and paved patio areas ideal for outdoor enjoyment, since the property benefits from a



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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 HALL

Wood flooring, archway to kitchen, doors to living room and to shower room. Radiator, built-in cloaks cupboard also housing the wall mounted gas central heated boiler, engineered wood flooring, uPVC double glazed door and coving to the ceiling.

SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m) A modern re-fitted suite comprising a wash handbasin and low-level WC set within a vanity unit, shower cubicle, with a rain head mains fed shower, extractor, chrome heated towel rail, tiled, splashbacks, inset spotlights, underfloor heating, LED motion feature lighting and a uPVC double glazed opaque window to the front elevation.

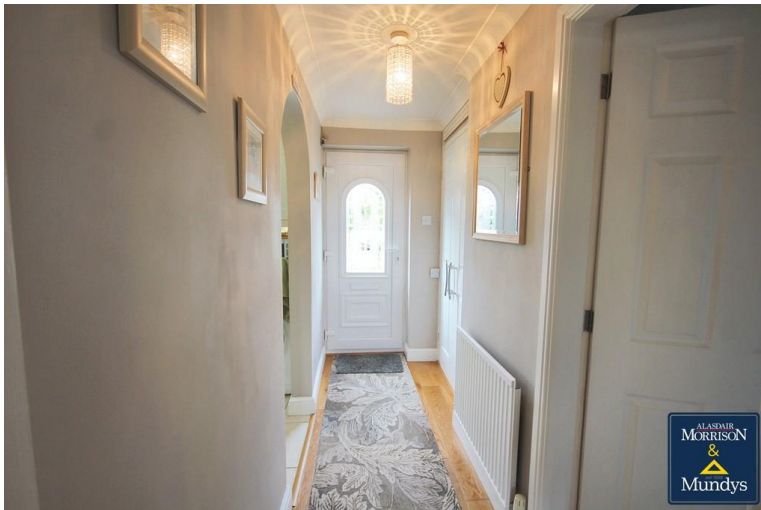


KITCHEN

9' 10" x 8' 4" (3m x 2.54m) Shaker style wall and base units with a worksurface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Integrated slimline dishwasher and integrated fridge freezer. Fitted oven, ceramic hob and extractor hood. Tiled floor, tiled splashbacks, radiator, inset spotlights, undercounter space for a washing machine and a uPVC double glazed window to the front elevation.

LOUNGE/DINER

17' 6" x 13' 11" (5.33m x 4.24m) uPVC double glazed windows and French doors onto the rear garden, uPVC double glazed window to the side elevation, engineered wood flooring, coving to the ceiling, wall light points, radiators, gas fire suite and doors to the two bedrooms.



BEDROOM ONE

11' 2" x 10' 5" (3.4m x 3.18m) uPVC double glazed window to the rear elevation, radiator, coving to ceiling and freestanding sliding door wardrobe.

BEDROOM TWO

9' 1" x 9' 0" (2.77m x 2.74m) uPVC double glazed window to the front elevation, radiator and coving to the ceiling.

OUTSIDE

To the front is a low maintenance garden with gated access at the side and cold water tap. To the side is a blocked paved driveway with double gated access leading to further parking. The rear garden is south facing and very private with a paved patio area and lawn with borders for plants and shrubs. There is also a double garage which has been converted to create further accommodation.



HOBBY ROOM/STUDY

19' 3" x 9' 0" (5.87m x 2.74m) uPVC double glazed opaque window to the rear elevation, uPVC double glazed window and opaque door to the front and laminate flooring.

GARAGE FOR STORAGE

19' 5" x 9' 3" (5.92m x 2.82m) uPVC double glazed window and door, power and light.



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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.

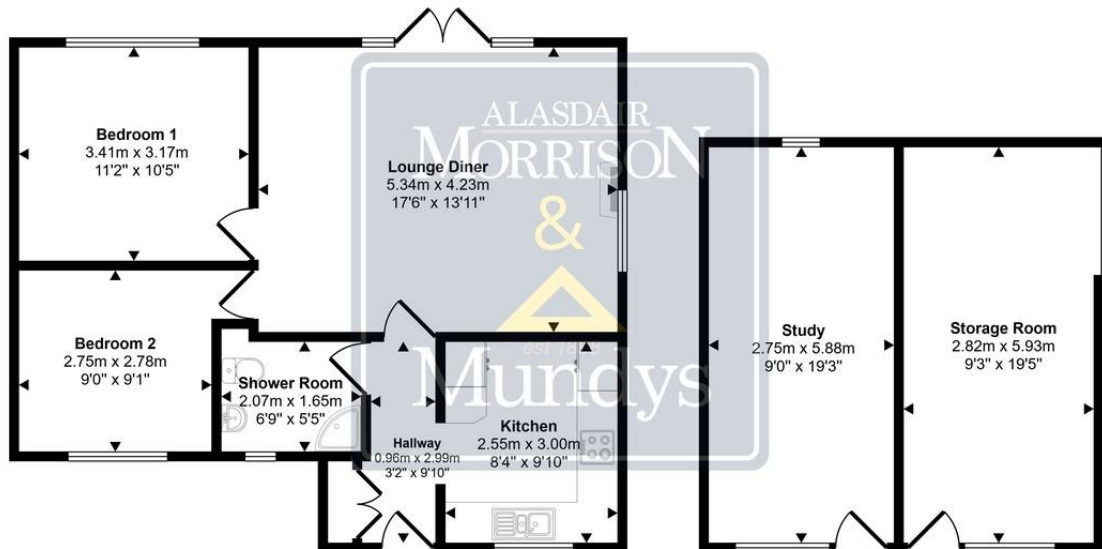
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Approx Gross Internal Area
94 sq m / 1009 sq ft



Ground Floor
Approx 60 sq m / 641 sq ft

Outbuildings
Approx 34 sq m / 369 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. Icons 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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