



5 Bell Lane

Collingham, Newark, NG23 7LR

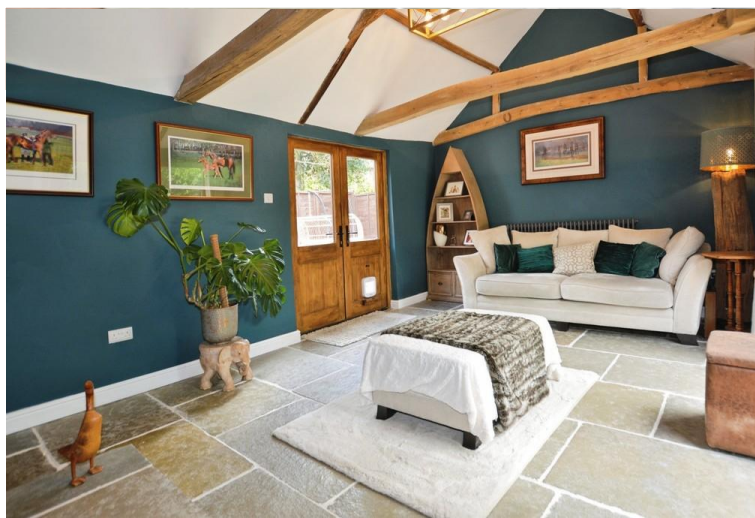


Book a Viewing

£410,000

Lovingly renovated by the current owner to the highest specification this striking detached home offers flexible living in this quiet location and on a private plot. The accommodation includes a Family Room, Breakfast Kitchen, Living Room (which could be used as a bedroom), Garden Room, Utility and Shower Room/WC and to the First Floor there are two double Bedrooms with wardrobes and a high end fitted Bathroom. Outside there are double gates opening to the gravel driveway, a private lawn plot, a private patio area/sun trap and a workshop/lawnmower store. Viewing is essential, you will not be disappointed.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Munds.

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.



ACCOMMODATION

Front entrance door with glazed panel inset gives access to the open plan family room.

FAMILY ROOM

14' 4" x 13' (4.37m x 3.96m) With a seating area, double glazed window to the front elevation, flagstone flooring, beams to ceiling and an open fireplace with brick surround between family room and garden room.

LIVING ROOM

14' 4" x 11' 5" (4.37m x 3.48m) With brick fireplace with tiled hearth and wooden mantle and traditional style radiator.

GARDEN ROOM

12' x 17' 2" (3.66m x 5.23m) With flagstone flooring, double glazed double doors to the rear private patio, beams to ceiling, double glazed double windows to the front elevation, traditional style radiator, vaulted ceiling and a flagstone hearth with brick surround to the central gas fired burner.

KITCHEN/BREAKFAST ROOM

10' 7" x 12' 8" (3.23m x 3.86m) With a range of wall and floor mounted cupboards and drawers, work surfaces with an inset sink and splash tiling, appliances including Candy double oven, electric double oven with microwave below, integrated dishwasher, integrated 70/30 fridge freezer, pull out bin, integrated washing machine, pull out larder unit, flagstone flooring, radiator and central island with further in-built units and breakfast bar, recessed double cupboard housing a coffee station/bar area, a double glazed window and double door to the rear patio area and door to the shower room/WC.



HALL

With stairs to the first floor landing and door to the utility room.

UTILITY ROOM

7' x 11' 3" (2.13m x 3.43m) With double glazed window to the side elevation, coat hooks, flagstone flooring and spaces for appliances.



SHOWER ROOM

3' 3" x 11' 1" (0.99m x 3.38m) With low level WC, shower cubicle with electric shower, splash tiled surround, heated towel rail, flagstone flooring, wash hand basin with vanity storage below, splash tiling and a recessed cupboard with shelving and housing the Vokera boiler.

FIRST FLOOR LANDING

With side picture window and a radiator.

BEDROOM 1

14' 10" x 12' 6" (4.52m x 3.81m) With double glazed window to the front elevation, radiator, cast iron fireplace with flagstone hearth, wall lighting and a fitted wardrobes with rail.

BEDROOM 2

14' 10" x 12' 2" (4.52m x 3.71m) With double glazed window to the front elevation, radiator, cast iron fireplace, fitted wardrobes with rail and access to roof space.





BATHROOM

6' 8" x 7' 10" (2.03m x 2.39 m) With luxury fitted suite to comprise freestanding bath with central taps, double shower cubicle with Drench head and hand held shower unit (works off the central heating), low level WC and vanity wash hand basin, tiled flooring, heated towel rail, part tiled surround and a double glazed window to the side elevation

OUTSIDE

There are double gates (which have electric in place for connection to allow remote control electric gates - not currently connected) which lead to the gravelled driveway with a turning area provides ample parking, side bin store, lawned garden with flower/shrubs beds and borders and established trees. A private flagstone rear patio area with external lighting and a timber store with two sections. The rear garden is private and mainly lawned with three raised vegetable beds, mature trees and shrubs.



Section 1 - With light and power.

Section 2 - With space for lawn mower.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

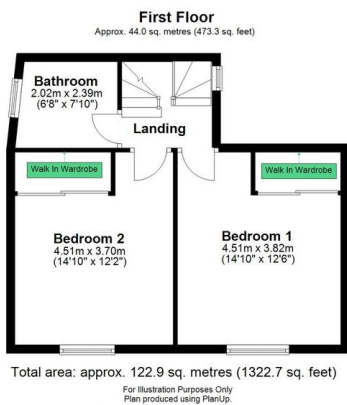
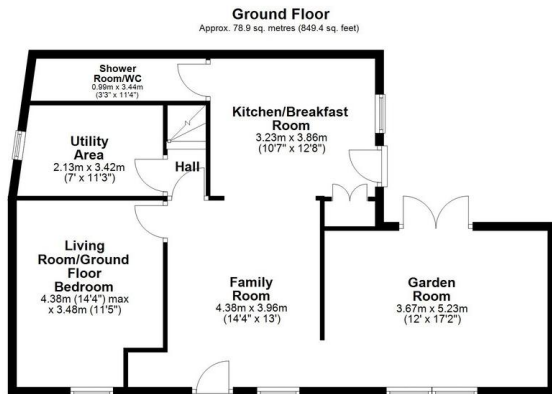
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2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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