

# Jon Brambles

ESTATE AGENTS



## Swinderby Rd, Collingham NG23 7PB



A superbly presented two bedroom semi detached bungalow situated in this sought after village location and available for purchase with NO CHAIN. In addition to the two excellent sized double bedrooms, the property has a wonderful lounge, beautifully appointed kitchen/diner, wet room and small conservatory. There is off road parking, a single garage and gardens to the front and rear. The property is double glazed and has gas central heating. Early viewing is very strongly recommended to appreciate this delightful home.

**Offers Over £220,000**

# Jon Brambles

ESTATE AGENTS

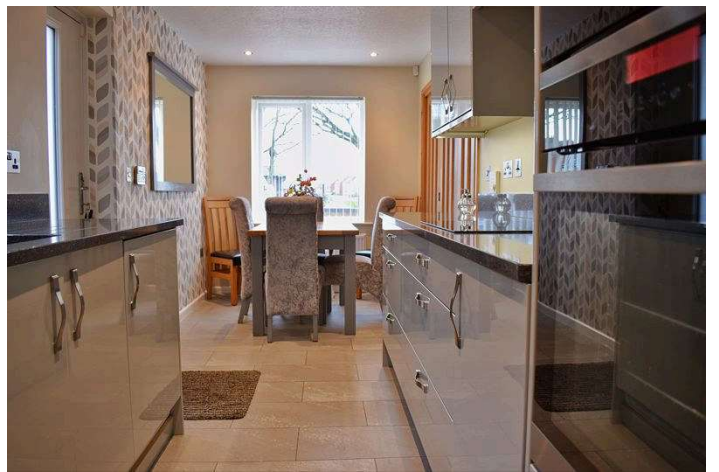


[sales@jonbrambles.com](mailto:sales@jonbrambles.com)

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ













### Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library and a good range of local shops including a Co-op. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

### Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

#### Kitchen/Diner 20' 5" x 7' 0" (6.22m x 2.13m)

The kitchen/diner has dual aspect windows to the front and side elevations. The kitchen area is fitted with an excellent range of contemporary base and wall units complemented with Quartz work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level combination oven with single oven below, induction hob with extractor hood above, and fridge/freezer. The room is of sufficient size to comfortably accommodate a dining table, and has a Colonia tiled floor, recessed ceiling spotlights and a radiator. There is also a set of pull out recycling bins and counter top lighting. From the kitchen/diner bi-fold doors lead through into the lounge, this creates a wonderful open space for entertaining if required.

#### Lounge 17' 11" x 11' 4" (5.46m x 3.45m)

An excellent sized and well proportioned reception room with a bow shaped window to the front elevation and a door leading to the inner hallway. The lounge has cornice to the ceiling, recessed ceiling spotlights and two radiators.

#### Inner Hallway

The inner hallway provides access to both double bedrooms and the wet room. The hallway has a useful storage cupboard and also provides access to the loft space.

#### Wet Room 7' 0" x 6' 1" (2.13m x 1.85m)

The beautifully appointed wet room is fitted with a walk-in Mira Mode shower with deluge head and height adjustable handset, together with a fixed shower seat. There is a contemporary vanity unit with wash hand basin inset and storage beneath, and WC. The wet room is complemented with ceramic floor tiling with electric underfloor heating, ceramic wall tiling and recessed ceiling spotlights. In addition there are two mirrored cabinets with a central mirror, an extractor fan and a heated towel rail.

#### Bedroom One 11' 10" x 9' 11" (3.60m x 3.02m)

A double bedroom with a window to the rear elevation. The bedroom has a bespoke fitted wardrobe with sliding mirror doors and pelmet lighting, recessed ceiling spotlights, twin bedside pendant lights, and a radiator.

### **Bedroom Two** 21' 3" x 8' 4" (6.47m x 2.54m) (at widest points)

This large room is formally sub-divided via an opening and provides not only the option to have a large second bedroom, but also an alternative sitting room if required. The room has recessed ceiling spotlights, a ceiling light point and two radiators. Glazed open and tilt door lead into the conservatory.

### **Conservatory** 8' 7" x 7' 2" (2.61m x 2.18m)

The timber conservatory has triple aspect windows enjoying views of the garden, and a glazed door provides access to the patio. The conservatory has a ceramic tiled floor.

### **Outside**

To the front of the property is a hard landscaped garden for ease of maintenance, adjacent to which is the long driveway which provides off road parking for numerous vehicles and in turn leads down the side of the property to the covered carport and garage. There is gated access leading around to the rear garden.

### **Rear Garden**

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden comprises a shaped lawn edged with well stocked borders containing a number of shrubs, plants and flowers. There are two distinctive patio areas which provide ideal outdoor seating and entertaining spaces.

### **Garage** 15' 9" x 7' 9" (4.80m x 2.36m)

The garage has an electrically operated roller door to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting.

### **Council Tax**

The property is in Band B.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

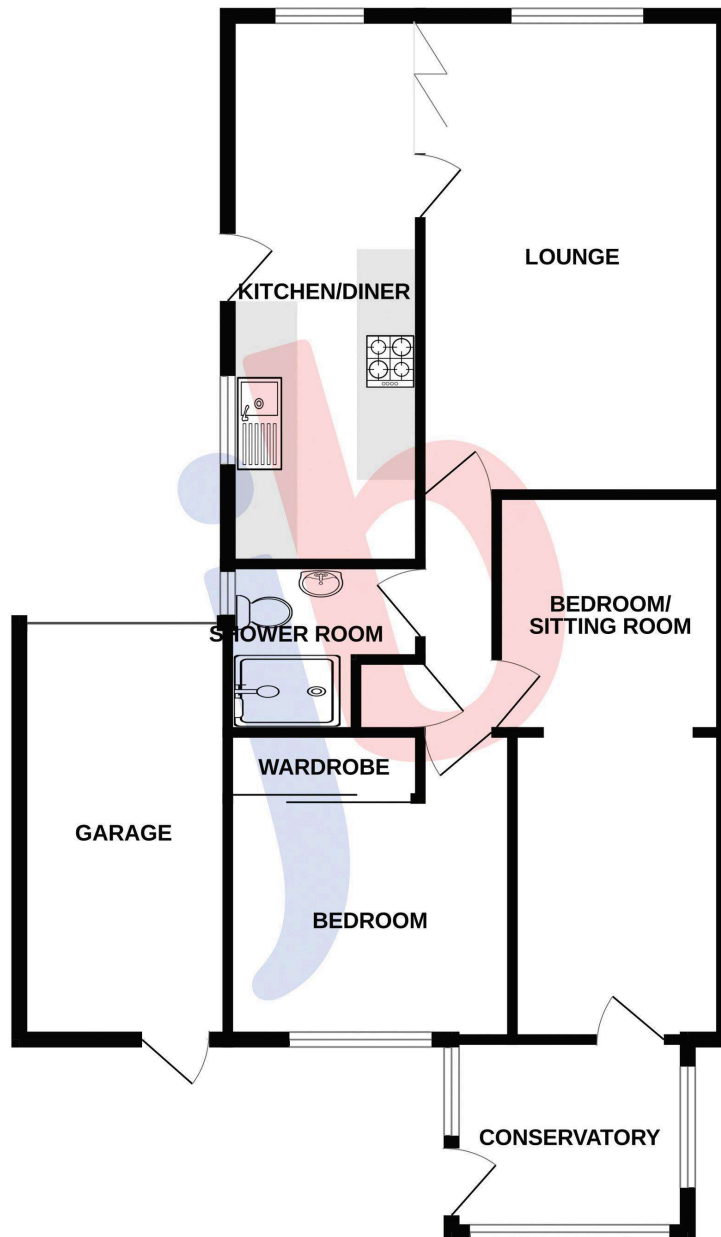
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006762 06 March 2024



GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

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.  
Made with Metropix ©2024