


# SOLD Prior To Marketing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Station Road, Collingham, Newark**  
**£575,000**

\*\*\* SOLD PRIOR TO MARKETING!\*\*\*. BLINK AND YOU'LL MISS IT..!

This highly individual yet hugely charming detached chalet-style home constructed in 1974 offers an expansive and versatile layout, spanning in the region of 2,800 square/ft. Standing proud on almost a 1 acre private plot. Greeted with a detached double garage, ample off-street parking and an immensely level of picturesque privacy.

The property promotes tranquility from the outset, whilst remaining vastly convenient for access onto main road links and within walking distance to a large number of popular amenities. All located in one of Newark's most sought after villages.

# Station Road, Collingham, Newark

## £575,000



- **\*\*SOLD PRIOR TO MARKETING\*\***
- **POPULAR VILLAGE WITH AMENITIES**
- **SUBSTANTIAL 1 ACRE PRIVATE PLOT**
- **ONE OF A KIND! Tenure: Freehold. EPC 'C'**
- **INDIVIDUAL DETACHED CHALET-HOME**
- **HIGHLY ADAPTABLE LAYOUT**
- **SCOPE TO MODERNISE & IMPROVE**
- **FIVE BEDROOMS**
- **PRIVATE NON-ESTATE SETTING**
- **DETACHED GARAGING & SUBSTANTIAL GATED PARKING**

### Local Information & Amenities: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent

access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

**Tenure: Freehold.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'C' (74)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to

issue a new tenancy, or renew an existing tenancy agreement.

### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



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