



Buller Close, Collingham

Newark, Nottinghamshire, NG23 7SX

NEWTONFALLOWELL 

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Newark, Nottinghamshire, NG23 7SX
Guide Price £150,000

Guide Price: £150,000 - £160,000. A delightfully positioned and very well presented semi-detached bungalow situated within a sought after residential location in the highly desirable village of Collingham, providing excellent local on hand amenities and superb transport links. This greatly admired bungalow offers well maintained accommodation comprising: Spacious modern fitted dining kitchen, large bow fronted lounge, two bedrooms a superb conservatory and a fitted shower/wet room. In addition the property enjoys a manageable, enclosed and beautifully landscaped rear garden, integral single garage, uPVC double glazing and gas central heating via a modern-day combination boiler. Welcomed to the market in immediate move-in condition, internal viewings come highly recommended. Marketed with NO ONWARD CHAIN.

An obscure upvc double glazed door gives access into:



Kitchen Diner

13'10 x 7'3 (4.22m x 2.21m)

Fitted with a range of light beech effect wall and base units with dark patterned roll top work surfaces over and part wall cream tiled splash back, inset 1 1/2 bowl stainless steel sink with drainer and chrome mixer tap and upvc double glazed window to the side elevation over , integrated electric oven with four ring gas hob above and stainless steel extractor hood with part wall cream tiled splash backs, light patterned vinyl flooring, two ceiling light fittings, provision for a free standing fridge freezer, double glazed double aluminium sliding door to the front of the property opening onto the front garden and door opening into:

Lounge

17'10 x 11'0 (5.44m x 3.35m)

(max measurements) With upvc double glazed bow window to the front elevation, double panelled radiator, tv point, central ceiling light fitting, ceiling mounted smoke detector, inset electric coal effect fire with raised wooden hearth and ornamental oak surround, carpeted flooring, wall mounted Honeywell central heating thermostat and access into:

Inner Hall

With central ceiling light fitting and doors giving access to the two bedrooms, the lounge and the shower room.

Bedroom 1

11'11 x 8'0 (3.63m x 2.44m)

With carpeted flooring, central ceiling light fitting, single panelled radiator and upvc double glazed window to the rear elevation.

Bedroom 2

10'2 x 8'10 (3.10m x 2.69m)

With carpeted flooring, central ceiling light fitting, double panelled radiator and upvc double glazed French doors opening into:

Conservatory

12'1 x 9'5 (3.68m x 2.87m)

Being of part brick and double glazed construction with a pitched poly carbonate roof with upvc double glazed French doors opening into the rear garden, carpeted flooring, double panelled radiator, solid hardwood personal door into the attached SINGLE GARAGE and power sockets.

Shower/Wet Room

7'1 x 6'6 (2.16m x 1.98m)

(max measurements) Fitted with a four piece suite comprising low level w.c., wall mounted ceramic wash hand basin with chrome taps, walk in shower with wall mounted electric Miras shower with floor to ceiling white tiled splash backs and free standing bidet, majority part wall tiled splash backs, upvc double glazed window to side elevation, suitable flooring for wet room, double panelled radiator, central ceiling light fitting, access to loft and fitted airing cupboard with shelving provisions and housing the wall mounted Worcester combination boiler.

Outside

A dropped kerb gives vehicular access onto a concrete driveway providing off street parking for several vehicles with the front garden being predominantly laid to lawn with hedged boundaries to front and side elevations with planted borders and fenced boundaries to the right elevation up to the garage. The rear garden is very well maintained and extremely private being predominantly laid to lawn with an array of mature planted bushes, shrubs and trees with high level fenced boundaries to the left and rear elevations and medium level fenced boundary to right elevation.

Single Garage

With manual up and over door, central ceiling light fitting, wall mounted gas meter, power and lighting.

Services

Mains water, gas, electricity and drainage are connected.

Directions - Collingham

From our office on Middle Gate proceed down follow road round onto Stodman Street, at the end turn right onto Castlegate, over mini roundabout up to traffic lights, past retail shopping centre on the left up to traffic lights proceed straight across up to Mcdonalds roundabout, take third exit onto A46 trunk road signposted Lincoln, Sleaford, at next roundabout take 1st exit onto A46 signposted Lincoln, Gainsborough, at next roundabout take 1st exit onto A1133 signposted Gainsborough, turn right onto Swinderby Road (signposted Swinderby) left onto Crew Road, left onto Buller Close and No 7 will be identified by our for sale board.

Local Information

Collingham is a large village offering many amenities including doctors, shops, public houses, high standard primary school and many sports facilities including on the approach to the village, a picturesque cricket ground. Collingham is ideally placed for access to both historic Newark on Trent and the Cities of Nottingham & Lincoln with regular bus service and railway link. The nearby Newark North Gate station (approximately 7 miles) offers a fast track train service to London Kings Cross (approximately 1 hour 20 mins).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂ Emissions)		




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Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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