

Oakleigh, 95 High Street, Collingham,
Newark, NG23 7NG

Asking Price £325,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An attractive three-bedroom detached bungalow, occupying a generous plot in a highly regarded position within the popular village of Collingham. Ideally located within comfortable walking distance of the village's excellent amenities, the property enjoys a particularly appealing south-facing rear garden. Set well back from the road behind a deep frontage, the bungalow benefits from an established lawned garden with mature flower and shrub borders, providing an attractive approach and a good degree of privacy. Having been well maintained and thoughtfully improved by the current owner, the property offers light, spacious and well-presented accommodation throughout. A superb opportunity to secure a detached bungalow in this sought-after village, offering generous gardens, excellent accommodation and a location that is sure to appeal. Early viewing is highly recommended!

A spacious reception hall provides a welcoming first impression and enhances the overall sense of space that is evident throughout the property. The accommodation centres around a generous open-plan lounge and dining room, complemented by a well-appointed kitchen with integrated appliances and a conservatory overlooking the rear garden. There are three double bedrooms and a contemporary shower room, whilst further practical benefits include gas-fired central heating, UPVC double glazing and an enclosed garage/car port with electrically operated up-and-over door and Project EV electric vehicle charging point.

The conservatory has been enhanced with a replacement UPVC double-glazed top incorporating a tinted glazed roof, creating a bright and comfortable additional reception space overlooking the garden. The shower room has also been upgraded and now features a walk-in double shower enclosure with low-threshold tray, Aqualisa digital shower, modern white sanitary ware, vanity storage, full wall tiling, ceramic tiled flooring and LED downlighting.

Collingham remains one of the district's most sought-after villages, offering an excellent range of amenities including a Co-operative store, convenience store, butcher, medical centre, pharmacy, dentist, library, hairdressers, public houses and takeaway outlets. The village also benefits from a railway station providing regular services to Newark, Lincoln and Nottingham, and a once daily service to London. Together with convenient access to the A1 and A46, making it an ideal location for commuters.

Families are well served by the highly regarded John Blow Primary School and the village lies within the catchment area for the Tuxford Academy, both schools have good Ofsted reports. For those who enjoy outdoor pursuits, a network of country lanes, bridleways and footpaths extend into the surrounding countryside and towards the River Trent, providing excellent opportunities for walking and cycling.

This detached bungalow built circa 1970 is constructed brick under a tiled roof covering. There is a modern conservatory extension built on a brick base with a new uPVC double glazed top incorporating a tinted glass roof, which was added in 2023. The central heating system is gas fired and the windows double glazed. The living accommodation can be described in more detail as follows:

RECEPTION HALL

21'6 x 8'6 (6.55m x 2.59m)



With glazed front entrance door and side panels. Cupboard containing the gas fired central heating boiler and hot water cylinder.

SHOWER ROOM



Recently refitted to a high standard with a contemporary design, white suite including low suite WC, and wash hand basin with vanity cupboard under, walk-in double shower with low threshold tray, glass screen and flipper door, tiled walls, and wall mounted Aqualisa digital shower. PVC panelled ceiling incorporating LED downlights, fully tiled walls, heated towel radiator, double glazed window to side elevation.

LOUNGE
18' x 11'2 (5.49m x 3.40m)



With ornamental stone fireplace, and quarry tiled hearth housing electric fire. Two radiators, and a large double glazed Bow window in the front elevation with a pleasant aspect of the garden.

One step to the open plan dining area:

DINING AREA
12'4 x 9' (3.76m x 2.74m)



With centre opening doors and glazed side panels leading through the the hall, and connecting door to the kitchen. Radiator, double glazed window to the side elevation.



KITCHEN
12'4 x 11'1 (3.76m x 3.38m)



Double glazed window to the side elevation, double glazed side entrance door leading to porch. Fitted kitchen units comprising base cupboards and drawers, working surfaces over, inset stainless steel one and a half bowl sink and drainer with mixer tap, tiling to splashbacks, high level wall mounted cupboards, and a double tall storage cupboard. Appliances include integrated gas hob and electric oven. Space for fridge freezer, plumbing and space for washing machine.

REAR ENTRANCE PORCH
With quarry tiled floor, single glazed windows, two double cupboards, and cupboards above, radiator.

BEDROOM ONE
14'2 x 11' (4.32m x 3.35m)



With fitted wardrobes, internally providing hanging space, shelving and drawers, together with a matching dressing table.



BEDROOM TWO
12'11 x 10'11 (3.94m x 3.33m)



With fitted cupboards and dressing table, radiator.

BEDROOM THREE
11' x 9'3 (3.35m x 2.82m)



With fitted desk unit incorporating drawers and shelving, also fitted shelving unit, sliding patio doors to the conservatory. This is an adaptable room designed as bedroom number three originally, and more recently used as a study.

CONSERVATORY
12'11 x 8'8 (3.94m x 2.64m)



Built on a brick base, a new uPVC double glazed conservatory top incorporating a tinted glass roof was added in 2023. French doors give access to the garden, ceramic tiled floor.

BATHROOM
12'4 x 8'1 (3.76m x 2.46m)



(Measured into the recess)

Suite comprising panelled bath, pedestal basin, and low suite WC. Corner shower cubicle with glass screen and doors, electric shower, fully tiled walls, radiator, double glazed window.

GARAGE/CARPORT
26' x 13'6 (7.92m x 4.11m)



With paved floor. The former carport has been enclosed with three new uPVC double glazed windows to the side, a electrically operated Garador up and over door, there is a Project EV electric vehicle charging point.

OUTSIDE



The property stands on a substantial plot with a walled frontage, and tarmacadam driveway with turning space and parking for several vehicles, set behind a deep front garden laid to lawn, and a well stocked flower and shrub border providing screening a good degree of privacy from

High Street. There is a side paved pathway leading to the rear. The gardens were originally professionally landscaped and are well planted. There is a block paved patio to the rear, a garden shed, gravelled low maintenance areas, and shrubs. A paved pathway and yard to the side of the house, well screened by a high brick built boundary wall belonging to the neighbouring property, additionally there are vegetable plots and gravelled borders with trees and shrubs, trellis screen and opening connecting to the front garden.







SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
The property comes under Newark & Sherwood Council Tax Band D.

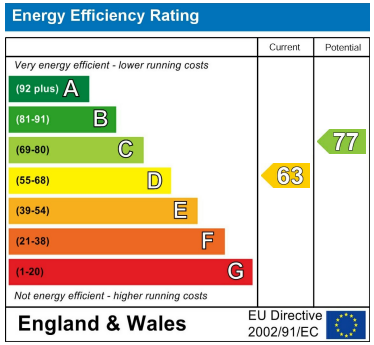
Floor Plan

Approx. 118.5 sq. metres (1275.2 sq. feet)



Total area: approx. 118.5 sq. metres (1275.2 sq. feet)







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