



22 Vicarage Close, Collingham,
Nottinghamshire, NG23 7PQ

Chain Free £350,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

Vicarage Close is a well maintained and extended four bedroom detached family home situated on a generous sized plot in this quiet cul de sac location. The property offers comfortable and well proportioned living accommodation suitable for a couple or family seeking a quality home in a well served village location.

The accommodation comprises; entrance porch, entrance hall, wc, 20ft family lounge, French doors leading to a conservatory, separate dining room, breakfast room which is open plan to the kitchen extension. On the first floor the master bedroom has an ensuite shower room. There are three further bedrooms and a family bathroom.

Outside a level tarmac driveway provides off road car standing for up to four cars and gives access to a detached brick built single garage. The rear garden is enclosed and pleasantly secluded with patio area and lawn. The central heating is gas fired and the windows are upvc double glazed. This family home is well present throughout and viewing is highly recommended.

Collingham is a well served village location with amenities which include Co-Op and One Stop convenience stores, butchers, newsagents, post office, library fish and chip shop, Chinese takeaway, two pubs, primary school, medical centre and dentist. Collingham railway station has trains connecting to Nottingham and Lincoln, these are also commutable by road with nearby access points to the A46. Newark (6 miles) has further shopping facilities with Aldi, Asda, Waitrose and Morrisons supermarkets. Collingham has a network of lanes and public right of ways connecting to the adjoining countryside and towards the River Trent. There is a RSPB nature reserve off Cottage Lane on the eastern side of the village.

The property is constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be further described as follows:

GROUND FLOOR

ENTRANCE PORCH

With upvc d/g front entrance door and window. Door leading to entrance hall.

ENTRANCE HALL

With stairs off, storage cupboard below, double panelled radiator.

WC

With pedestal basin, low suite wc, ceramic tiled floor, radiator and window to rear elevation.

LOUNGE

20'10 x 11'10 (6.35m x 3.61m)



With bow window to front elevation, two radiators, Adam style fire surround, marble fireplace and hearth housing a living flame gas fire, aluminium framed sealed unit double glazed sliding patio windows giving access to the conservatory. Coved ceiling.

CONSERVATORY

13' x 11'10 (3.96m x 3.61m)



Wooden double glazed conservatory built on a brick base with a polycarbonate roof covering. French doors give access to the patio and garden.

DINING ROOM

11'11 x 11'10 (3.63m x 3.61m)



With radiator, window to front elevation and coved ceiling.

BREAKFAST ROOM

10'4 x 11'10 (3.15m x 3.61m)

With side entrance door, storage cupboard with built-in slatted shelving, radiator, ceramic tiled flooring, open plan to kitchen.

KITCHEN

11'5 x 10'9 (3.48m x 3.28m)



With a continuation of the ceramic tiled flooring, windows to the side and rear elevations, range of antique light oak kitchen units which comprise of base cupboards and drawers, working surfaces above, inset stainless steel one and a half bowl sink and drainer, wall cupboards, tiled splashbacks and part tiled walls. Integrated appliances include a fridge and Bosch dishwasher, Aga, two oven gas range.

FIRST FLOOR

LANDING

With window to front elevation. Airing cupboard housing Worcester Combi Gas C.H Boiler. Loft access hatch, with loft ladder. Loft is boarded out and has shelving.

BEDROOM ONE

15'5 x 11'10 (4.70m x 3.61m)



With radiator, window to front elevation, coved ceiling.

ENSUITE SHOWER ROOM

7' x 5'11 (2.13m x 1.80m)



Suite comprising a Heritage wash hand basin with light oak vanity cupboard below, low suite wc with a new Saniflow fitted in 2019, shower cubicle with shower boarding to the walls, screen door, wall mounted Mira shower, radiator, window to side elevation, part tiled walls, extractor, LED ceiling lights.

BEDROOM TWO

11'10 x 9' (3.61m x 2.74m)



With radiator, window to front elevation, coved ceiling.

BEDROOM THREE

10'11 x 8' (3.33m x 2.44m)



With window to rear elevation, radiator, coved ceiling.

BEDROOM FOUR

8'9 x 7' (2.67m x 2.13m)



Window to rear elevation, radiator. Coved ceiling.

FAMILY BATHROOM

7' x 6' (2.13m x 1.83m)



With radiator, window to rear elevation, part tiled walls, white suite comprising of pedestal basin, low suite wc, panelled bath with shower over, shower screen, fully tiled walls in shower area.

OUTSIDE



The property occupies a spacious plot to the frontage, there is a tarmac driveway providing off road car standing for two vehicles, lawned front garden and privet boundary hedge, wrought iron gates giving access to the tarmac driveway which continues along the side of the house allowing car standing for a further two vehicles and giving access to single garage.

SINGLE GARAGE

18' x 8'11 (5.49m x 2.72m)

Brick built garage with up and over door.

Wrought iron gate giving access to the enclosed and secluded rear garden. There is a paved patio terrace to the rear of the house and a path leading along the garden which is laid to lawn extending to the rear boundary where there are trees planted including Silver Birch. There are timber sheds located at the rear of the garage. A Conifer hedge extends along the east side boundary and rear boundary allowing a good degree of privacy. There is a close boarded fence on the western side. The garden provides safe play area for children and pets and pleasant outdoor entertaining area.

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.

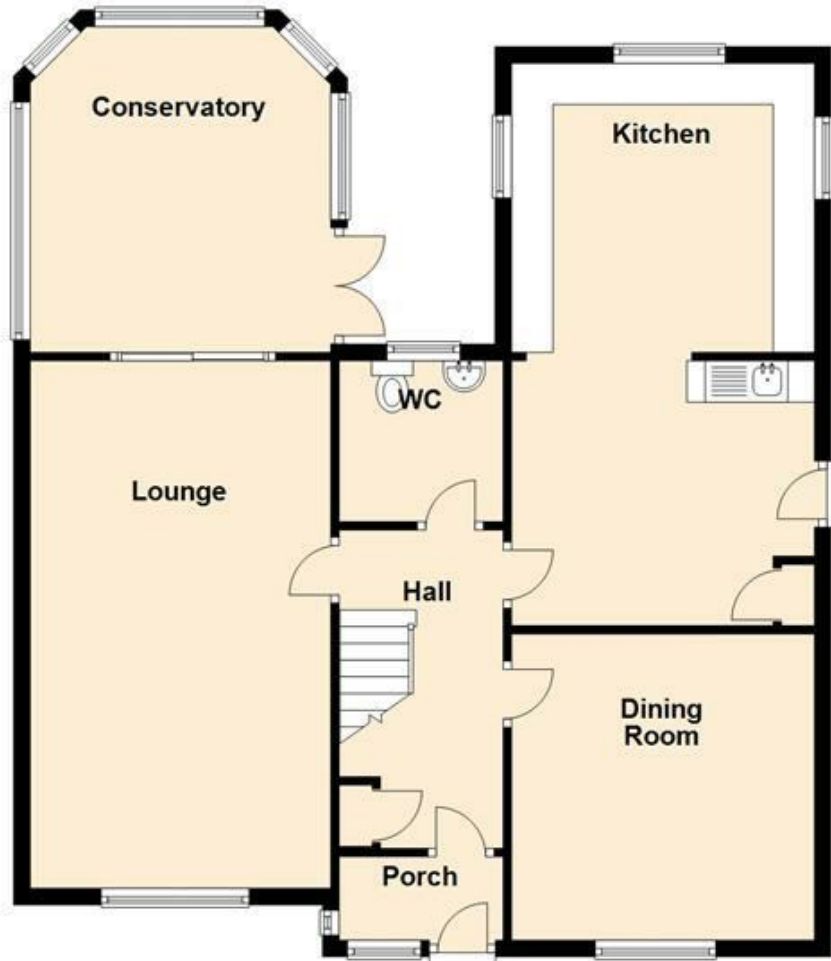
POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	60	
(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) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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