

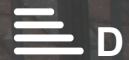


EDLIN & JARVIS  
ESTATE AGENTS



1 Woodhill Road  
Collingham, Newark, NG23 7NR

£290,000



# 1 Woodhill Road

Collingham, Newark, NG23 7NR

\*\*\* BEAUTIFUL CHARACTER COTTAGE \*\*\* This three double bedroom quaint & quirky semi detached cottage is full of character & charm. There are many character features to include exposed beams & latch doors. The property is being sold with no upward chain and comprises a spacious lounge, office/playroom, kitchen diner, downstairs bathroom, three double bedrooms with an ensuite WC to the master bedroom and a family bathroom. Outside the front is block paved with double gates that lead to the off road parking and a seating area. The rear has a small courtyard for bins. The property benefits from gas central heating and UPVC double glazing.



Located in the very sought after village of Collingham the property has access to many amenities to include doctors, dentists, Co-op, butchers, hairdressers, florists, pubs, a primary school and good transport links. Collingham train station provides regular trains to Lincoln & Nottingham. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.



## Lounge

17'6 x 12'4 (5.33m x 3.76m)

## Dining Area

15'1 x 14'9 (4.60m x 4.50m)





**Kitchen**  
8'6 x 7'2 (2.59m x 2.18m)

**Downstairs Bathroom**  
12'3 x 7'7 (3.73m x 2.31m)

**Study**  
18'11 x 7'7 (5.77m x 2.31m)

**Bedroom One**  
15'1 x 11'9 (4.60m x 3.58m)

**En-Suite WC**  
7'2 x 4'2 (2.18m x 1.27m)

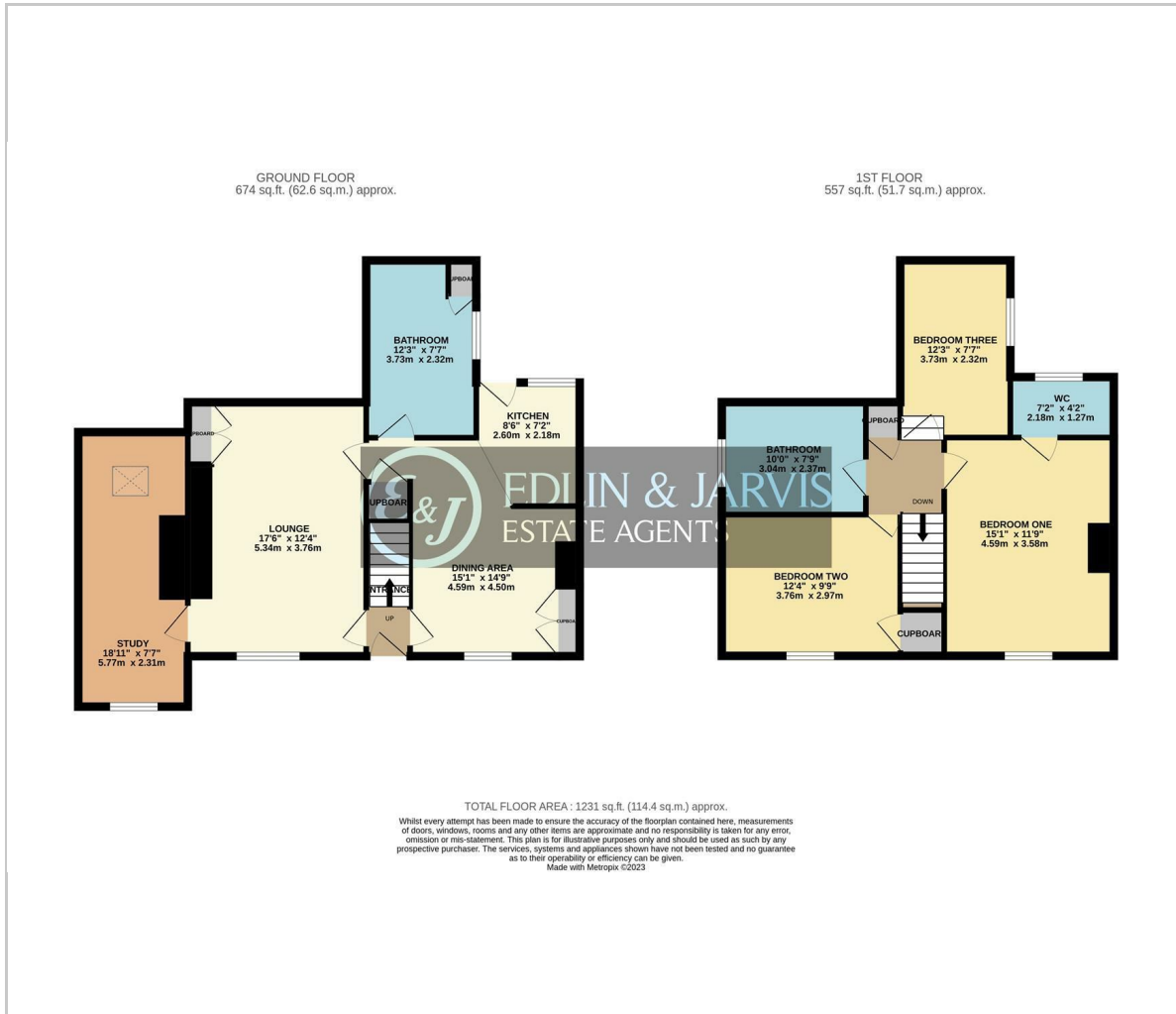
**Bedroom Two**  
12'4 x 9'9 (3.76m x 2.97m)

**Bedroom Three**  
12'3 x 7'7 (3.73m x 2.31m)

**Bathroom**  
10'0 x 7'9 (3.05m x 2.36m)



## Floor Plan



## Viewing

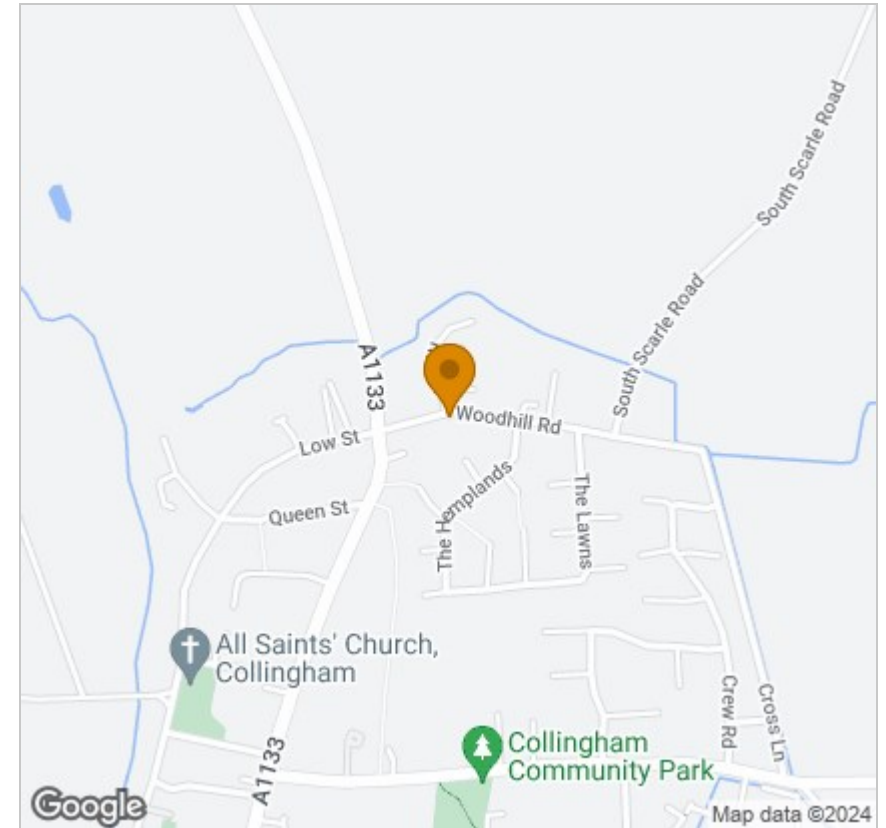
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

