



EDLIN & JARVIS
ESTATE AGENTS



24 Woodhill Road
Collingham, NG23 7NR

Offers Over £325,000



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*****CHARACTER & CHARM***** This three bedroom, three reception room detached cottage oozes character & charm with many features to include larch doors and beams to the ceilings.

The spacious lounge is a place to relax in the winter months in front of the multi burning stove and the dining room offers a place for entertaining guests or dining with the family. The rest of the accommodation boasts an entrance hall, downstairs WC, utility room, conservatory, three bedrooms and a family bathroom.

The bespoke handmade solid wood kitchen is in keeping with the character of the building and features a range of base & wall units incorporating a double Belfast sink and a six-ring gas range cooker. This is continued through to the utility room which has space & plumbing for a washing machine, tumble dryer and a Belfast sink.

The property sits on a corner plot with enclosed landscaped gardens to include a seating area, flower borders, raised planted areas and lawn. There is a wooden gate giving access to off road parking that lead to the garage and two workshops all with power & lighting. The property benefits from gas central heating and UPVC double glazing.

Located in the much sought after village of Collingham, the property has access to many amenities within walking distance including doctors' surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, pub, preschool, primary school and is on a regular bus route. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham.

Entrance Hall

Lounge
19'0" x 13'0" (5.79m x 3.96m)

Dining Room
11'7" x 11'6" (3.53m x 3.51m)

Kitchen
11'7" x 8'5" (3.53m x 2.57m)

Utility Room
8'5" x 7'7" (2.57m x 2.31m)





WC
6'7 x 3'6 (2.01m x 1.07m)

Conservatory
9'9 x 9'2 (2.97m x 2.79m)

Landing

Bedroom One
13'9 x 13'0 (4.19m x 3.96m)

Bedroom Two
11'6 x 8'1 (3.51m x 2.46m)

Bedroom Three
8'9 x 6'7 (2.67m x 2.01m)

Bathroom
6'9 x 6'8 (2.06m x 2.03m)

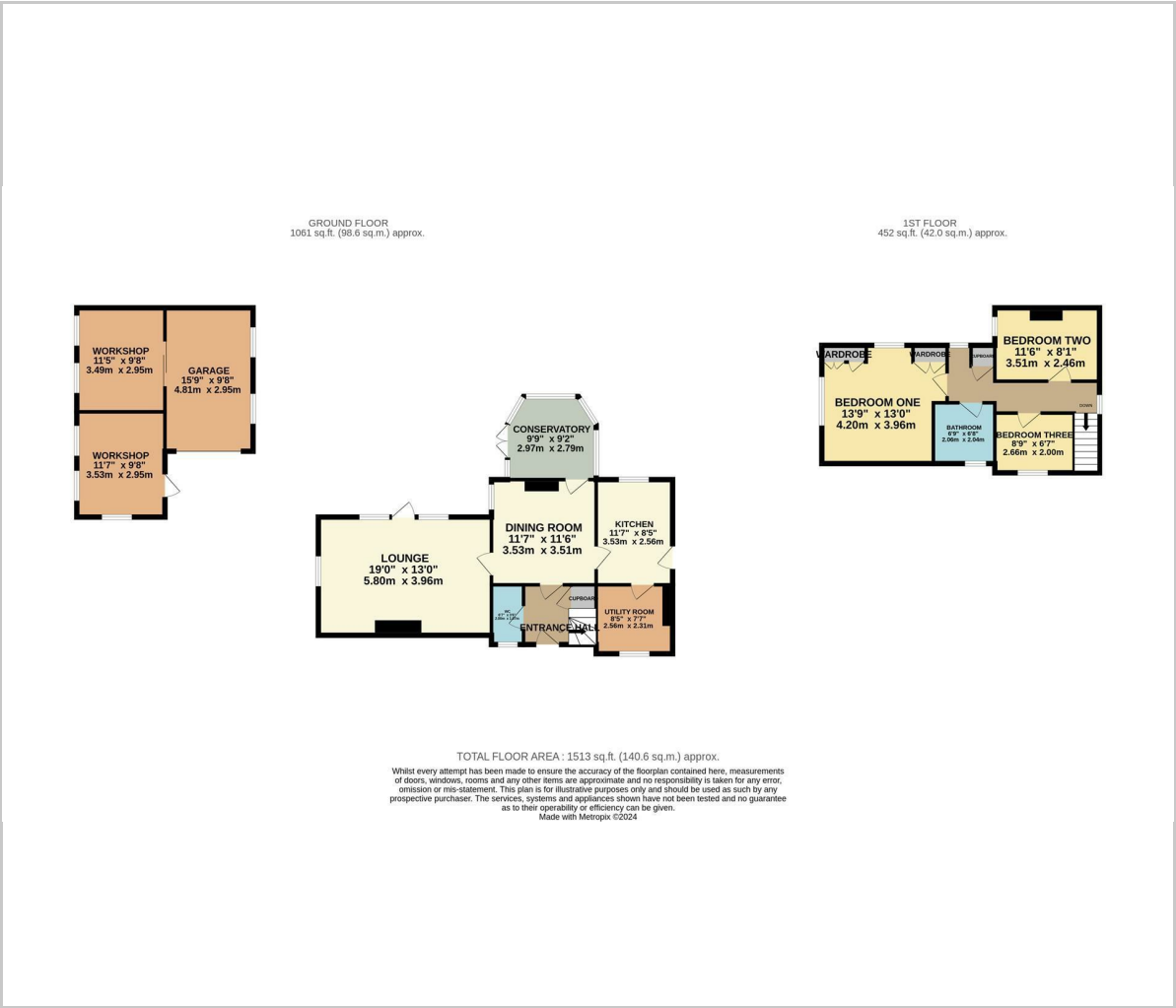
Garage
15'9 x 9'8 (4.80m x 2.95m)

Workshop
11'5 x 9'8 (3.48m x 2.95m)

Workshop
11'7 x 9'8 (3.53m x 2.95m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

