



1 Collingham Road  
Newton-on-Trent, Lincoln, Lincolnshire, LN1 2LL

£450,000

## 3 Bedroom Detached House

- Freehold
- 3 Bedroom Detached Home
- Spacious Lounge
- Kitchen with Access to the Garden
- Ample Driveway Parking & Large Double Garage
- Expansive Garden
- Stunning 360-Degree Open Field View
- Convenient Access to Lincoln
- Peaceful Village Location
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 1 Collingham Road, Newton-on-Trent, Lincoln, Lincolnshire, LN1 2LL](#)



## Overview

Spacious Three Bedroom Family Home with Expansive Gardens, Countryside Views and Excellent Potential.

Nestled in the peaceful village of Newton-on-Trent, this generously proportioned three bedroom detached home presents a rare opportunity for those seeking space, privacy, and countryside charm, all within easy reach of city amenities. The property sits on a large plot surrounded by open fields, offering uninterrupted 360-degree views and a truly tranquil setting.

Inside, the accommodation includes a welcoming entrance hall, a spacious lounge filled with natural light, a separate dining room, and a well-sized kitchen with access to the garden—ideal for family life and entertaining. Upstairs, you'll find three double bedrooms and a family bathroom, offering comfortable living space with potential for modernisation to suit your personal style.



Outside, the property really shines. The extensive garden is beautifully laid out, featuring sweeping lawns, a dedicated vegetable patch for homegrown produce, and a tranquil koi pond with a charming wooden footbridge—perfect for quiet moments outdoors. The setting provides a peaceful escape and an ideal space for children to play or for keen gardeners to thrive.

Practicality meets convenience with ample driveway parking and a large double garage, offering excellent storage and workshop space. Despite its rural feel, the home is approx. a 15-minute drive from the historic city of Lincoln, providing easy access to shopping, dining, schools, and transport links.

While the property is in need of modernisation, its spacious layout, substantial plot, and outstanding location make it an exciting opportunity to create a bespoke family home or countryside retreat.





# Collingham Road, Newton-on-Trent, Lincoln, LN1

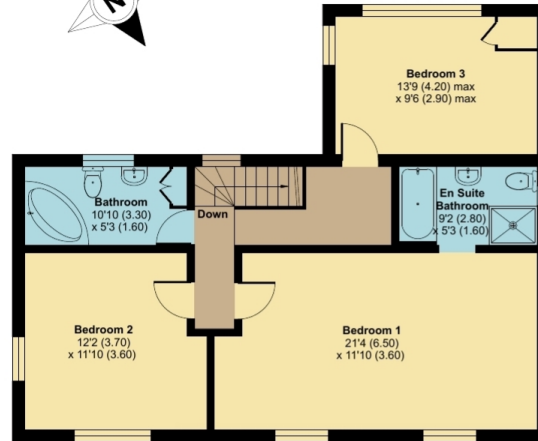
Approximate Area = 1758 sq ft / 163.3 sq m

Garage = 355 sq ft / 32.9 sq m

Outbuilding = 179 sq ft / 16.6 sq m

Total = 2292 sq ft / 212.8 sq m

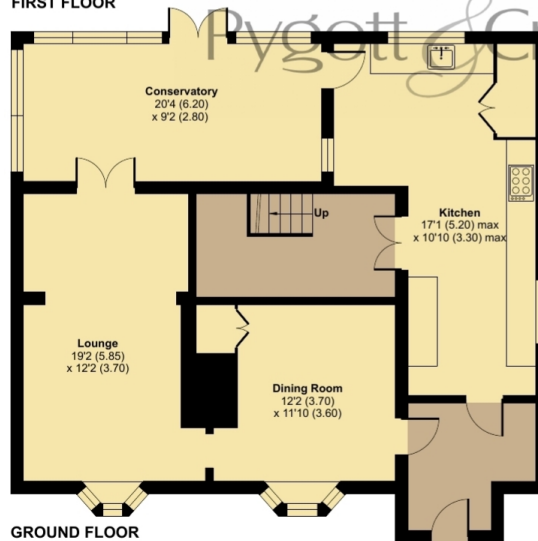
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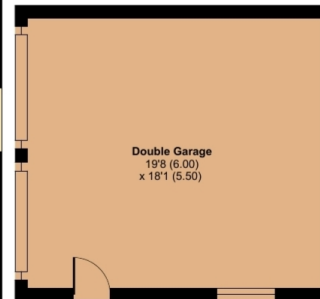
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Double Garage  
19'8" (6.00)  
x 18'1" (5.50)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1272511



## Location



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