



Lunn Lane, Collingham, Newark

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OLIVER REILLY 







# Lunn Lane, Collingham, Newark

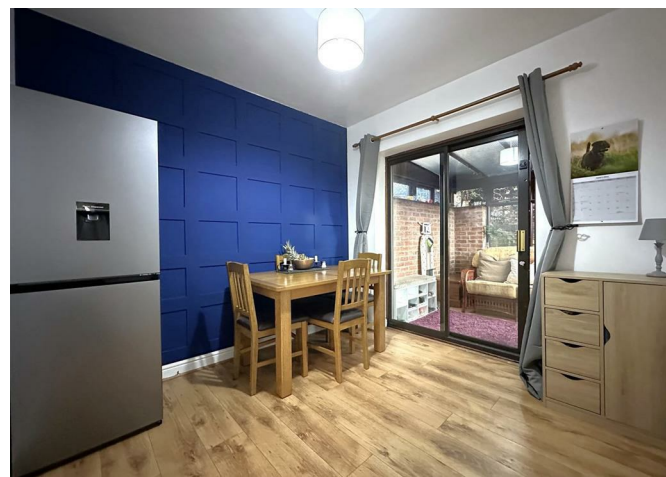
- MODERN SEMI-DETACHED HOME
- SOUGHT-AFTER VILLAGE WITH AMENITIES
- TWO RECEPTION ROOMS & CONSERVATORY
- EXTENSIVE BLOCK-PAVED DRIVEWAY
- IDEAL FIRST TIME PURCHASE
- THREE BEDROOMS
- MODERN KITCHEN & BATHROOM
- PRIVATE SOUTH-FACING GARDEN
- NEWLY INSTALLED BOILER
- VIEWING ADVISED! Tenure: Freehold EPC 'C'

Guide Price £230,000 - £240,000



- ENTRANCE HALL:** 5'11 x 3'1 (1.80m x 0.94m)  
 Accessed via a solid hardwood external door. Providing laminate flooring, carpeted stairs rising to the first floor, ceiling light fitting. Access into the lounge.
- LOUNGE:** 17'1 x 11'1 (5.21m x 3.38m )  
 A generous reception room with laminate flooring and complimentary exposed brick wall and open access into the dining room. Max measurements provided. Width reduces to 10'11 ft. (3.33m).
- DINING ROOM:** 8'1 x 8'1 (2.46m x 2.46m)  
 A well-proportioned reception room, with wooden panelled feature wall, laminate flooring, a double panel radiator, ceiling light fitting and sufficient dining space. Access into the conservatory and kitchen.
- MODERN KITCHEN:** 8'1 x 8'0 (2.46m x 2.44m)  
 Of contemporary design with laminate flooring. Proving a range of complimentary wall and base units, with integrated four ring induction hob with extractor fan above and clear glass splash back, integrated electric oven, low level fridge and provision for an under counter washing machine. Access to the NEWLY-INSTALLED wall-mounted boiler. External stable door gives access into the rear garden.
- CONSERVATORY:** 8'1 x 8'1 (2.46m x 2.46m)  
 Accessed from the dining room via a sliding patio door. Of part brick and uPVC construction with a poly-carbonate roof and vinyl wood effect flooring. Providing uPVC double glazed windows to both side and rear elevations, with uPVC double glazed French doors opening out onto the decked seating area.
- FIRST FLOOR LANDING:** 8'0 x 2'2 (2.44m x 0.66m)  
 With fitted airing cupboard and loft hatch access point. Max measurements provided.
- MATER BEDROOM:** 11'11 x 8'10 (3.63m x 2.69m)  
 A well-proportioned double bedroom with carpeted flooring, a single panel radiator, ceiling light fitting and double glazed window to the front elevation. Max measurements provided. Length reduces to 9'1 ft. (2.77m).
- BEDROOM TWO:** 8'10 x 8'1 (2.69m x 2.46m)  
 A further double bedroom with carpeted flooring, single panel radiator, ceiling light fitting and Velux roof light.
- BEDROOM THREE:** 9'1 x 8'1 (2.77m x 2.46m)  
 A well-appointed single bedroom, with laminate flooring, a single panel radiator, ceiling light fitting and double glazed window to the front elevation.

Guide Price: £230,000 - £240,000. BLINK... AND YOU'LL MISS IT! A NEW BEGINNING AWAITS! We are pleased to present this smashing semi-detached home, situated in the extremely sought after and well-served village of Collingham, packed full of excellent local amenities, school links and ease of access into the City of Lincoln and historic market town of Newark-on-Trent. This eye-catching home enjoys a wonderful contemporary design blended with a cottage-like feel, immediately evident from stepping through the front door. The property has been well-maintained throughout and provides a free-flowing internal layout, comprising: Entrance hall, large living room with exposed brick wall and open access into a separate dining room, fully fitted modern kitchen and delightful conservatory. The first floor hosts three bedrooms and a contemporary three-piece bathroom. Externally, the property provides a highly private SOUTH FACING rear garden. The front aspect offers an extensive double-with block paved driveway, providing ample off street parking. Further benefits of this lovely home include double glazing and gas central heating, via a NEWLY INSTALLED GAS BOILER. Internal viewings are strongly advised, in order to gain a full sense of appreciation for this attractive modern-day home.







#### Local Information & Amenities: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast-track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with two Churches and a Methodist Chapel.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

#### FAMILY BATHROOM:

8'1 x 5'1 (2.46m x 1.55m)

Providing a modern three-piece suite comprising: Wooden panelled bath with chrome mixer tap, electric shower facility and wall mounted shower screen with walled tiled splash backs, pedestal wash hand basin with chrome mixer tap and low level W.C, with vinyl wood effect flooring and extractor fan.

#### Externally:

The front aspect provides an open porch canopy, with access to the front door. There is a low level gravelled frontage and extensive block paved driveway to the right side elevation, with gravelled hardstanding, providing side-by-side off street parking for two/three vehicles. There is a secure timber access leading into the highly private rear garden, which is predominantly laid to lawn, with a decked seating area from the conservatory and a separate paved seating area. There are established planted borders, provision for a garden shed, external security lighting and an outside tap, with part walled and high level fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY INSTALLED BOILER and wooden double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 775 Square Ft.**

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'C'**



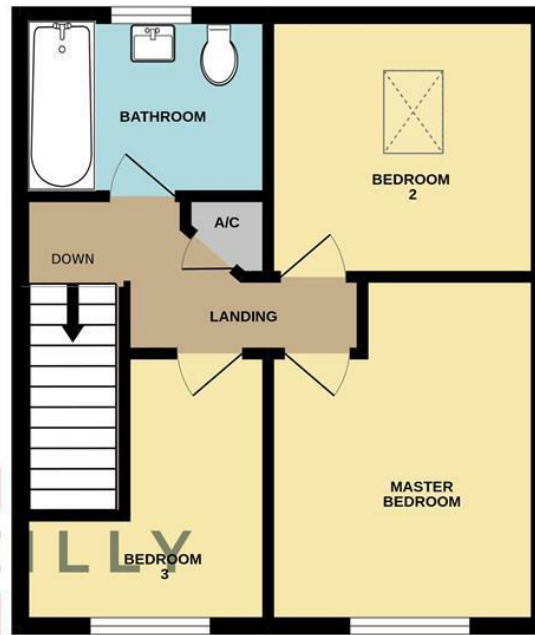






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	