



Pitomy Drive, Collingham, Newark

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OLIVER REILLY 



# Pitomy Drive, Collingham, Newark

Guide Price £525,000 - £545,000

- SUBSTANTIAL DETACHED FAMILY HOME
- QUIET CUL-DE-SAC/ WELL-SERVED VILLAGE
- SUPERB FAMILY DINING KITCHEN
- FAMILY BATHROOM, SHOWER ROOM & EN-SUITE
- MULTI-CAR DRIVEWAY & OVERSIZED GARAGE
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- LOVELY LOW-MAINTENANCE GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (84)

Guide Price: £525,000 - £545,000. PICTURE-PERFECT PITOMY DRIVE!

Feast your eyes on this EXCEPTIONAL detached residence. Boasting FAMILY-SIZED PERFECTION! Standing proud in a delightfully peaceful modern-day cul-de-sac, within the heart of the HIGHLY-DESIRABLE and extremely WELL-SERVED village of Collingham. Hosting superb amenities, schooling links and transport options, with ease of access to both Newark and Lincoln. This gorgeous contemporary home is a real treat! Constructed in 2015. Set over three floors, ensuring a vast degree of space and versatility throughout. The stylish, eye-catching, free-flowing accommodation comprises: Inviting entrance hall, a spacious sitting room with oak internal doors opening into a GENEROUS 18 FT LIVING ROOM, with a lovely feature fireplace, with inset log burner and two sets of French external doors. Cleverly connecting the outside with the inside! You'll be amazed at the size of the splendid DUAL-ASPECT OPEN-PLAN FAMILY KITCHEN. Hosting a range of integrated appliances. Providing access into a utility room, ground floor W.C and separate study. The well-appointed first floor landing hosts a wonderful FOUR-PIECE family bathroom and three of the five DOUBLE bedrooms. The master bedroom boasts a superb en-suite shower room. The second floor offers TWO FURTHER DOUBLE BEDROOMS and a contemporary shower room. Externally, the property prides itself on an IMPECCABLE LOW-MAINTENANCE GARDEN. Hosting a cast degree of privacy, with a secluded seating/ entertainment area, with pergola. Behind the property stands an EXTENSIVE MULTI-CAR BLOCK PAVED DRIVEWAY. There is access into an OVER-SIZED GARAGE. Currently setup as a FANTASTIC HOME ENTERTAINMENT SPACE. Perfect for entertaining and relaxing. Further benefits of this impeccable family home include uPVC double glazing, gas central heating and a high energy efficiency rating. (EPC: B). Internal viewings are essential In order to gain a full sense of appreciation. ALL THAT'S MISSING... IS YOU!



**ENTRANCE HALL:** 7'10 x 6'4 (2.39m x 1.93m)

A lovely and inviting reception hall. Accessed via an obscure glass double glazed external door. Providing tiled flooring, a ceiling light fitting, smoke alarm, underfloor heating, carpeted stairs with an open spindle balustrade with oak hand rail. Low-level under stairs storage cupboard. Access into the open-plan family dining kitchen and sitting room.

**SITTING ROOM:** 12'2 x 11'1 (3.71m x 3.38m)

A spacious sitting room accessed via a complementary oak internal door. Providing carpeted flooring, underfloor heating with wall mounted zonal control. Ceiling light fitting and a uPVC double glazed window to the front elevation. Oak internal double doors lead into the large living room.

**LIVING ROOM:** 18'10 x 12'4 (5.74m x 3.76m )

A wonderfully generous family sized reception room. Providing carpeted flooring, underfloor heating with wall mounted zonal control. Two ceiling light fittings, complementary part timber clad feature wall and a TV point. Delightful central feature fireplace houses an inset log burner with a raised tiled hearth and decorative oak beam mantle. Two sets of double glazed French doors, both open out into the lovely low maintenance garden. Internal access into the large dining kitchen.

**OPEN-PLAN DINING KITCHEN:** 23'9 x 11'10 (7.24m x 3.61m )

A superb open-plan family sized space. Accessed via an oak internal door via the living room and entrance hall. Providing complementary ceramic tiled flooring with underfloor heating and wall mounted zonal control. Sufficient space for a large dining room table. The extensive and modern shaker style fitted kitchen host a vast range of wall and base units with solid oak work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with drainer and chrome mixer tap. under counter and plinth lighting, integrated medium height 'BOSCH' electric oven and microwave. Integrated 'BOSCH' four ring gas hob with stainless steel splash back and extractor hood above. Exposed 'IDEAL' combination boiler. Ceiling light fitting, carbon monoxide alarm and extractor fan. uPVC double glazed window to the front and rear elevation. TV point. recessed ceiling spot lights, heat sensor, uPVC double glazed windows to the front and rear elevation. Access into the study and utility room.

**UTILITY ROOM:** 7'7 x 6'3 (2.31m x 1.91m)

Accessed via a complementary oak internal door. Providing ceramic tiled flooring with underfloor heating. Modern fitted shaker style wall and base units with solid oak work surfaces over and up stands. Inset stainless steel sink with drainer and mixer tap. Provision for an integrated under counter washing machine and tumble dryer. Exposed 'IDEAL' combination boiler. Ceiling light fitting, carbon monoxide alarm and extractor fan. uPVC double glazed window to the side elevation, uPVC double glazed clear-glass external door gives access into the garden. Internal access into the ground floor W.C.

**GROUND FLOOR W.C:** 7'7 x 3'3 (2.31m x 0.99m)

Providing tiled flooring with underfloor heating, a low level W.C, wall mounted ceramic wash hand basin with chrome mixer tap and partial tiled splash backs. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

**STUDY:** 7'7 x 6'10 (2.31m x 2.08m)

Accessed via a complementary oak internal door. Offering multi-purpose potential. Providing laminate flooring with under floor heating with zonal wall-mounted control panel and a ceiling light fitting. uPVC double glazed window to the front elevation.





**FIRST FLOOR LANDING:**

13'6 x 11'1 (4.11m x 3.38m)  
A well-appointed space. Providing carpeted flooring. Stairs rising to the second floor with an open spindle balustrade and oak hand rail. Two ceiling light fittings, smoke alarm, double panel radiator and uPVC double glazed window to the front elevation. Access into the family bathroom and three double bedrooms. Max measurements provided.

**MASTER BEDROOM:**

18'5 x 13'7 (5.61m x 4.14m )  
A very generous double bedroom. Providing carpeted flooring, a ceiling light fitting, smoke alarm, TV point, a double panel radiator, large alcove with significant wardrobe space. uPVC double glazed window to the rear elevation. Access into the master en-suite. Max measurements provided. Width reduces to 11'3 ft. (3.43m).

**EN-SUITE:**

13'7 x 6'1 (4.14m x 1.85m)  
Of stylish modern design. Providing tiled flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low level W.C and wall mounted ceramic wash hand basin with chrome mixer tap. Medium height modern wall tiled splash backs, chrome heated towel rail, pull cord wall light, shaver point, recessed ceiling spot light and extractor fan. Obscure uPVC double glazed window to the side elevation. Max measurements provided.

**BEDROOM THREE:**

12'6 x 12'3 (3.81m x 3.73m)  
A further double bedroom. Providing carpeted flooring, ceiling light fitting, smoke alarm, TV point, double panel radiator and uPVC double glazed window to the rear elevation. A fitted airing cupboard houses the large hot water cylinder.

**BEDROOM FIVE:**

11'1 x 8'8 (3.38m x 2.64m)  
An additional double bedroom. Located at the front of the property. Providing carpeted flooring, ceiling light fitting, double panel radiator, TV point and uPVC double glazed window to the front elevation.

**FAMILY BATHROOM:**

8'8 x 7'6 (2.64m x 2.29m)  
Of wonderful modern design. Providing ceramic tiled flooring. A panelled bath with chrome mixer tap and medium height tiled splash backs. A corner fitted shower cubical with mains shower facility and floor to ceiling tiled splash backs. A low level W.C and wall mounted ceramic wash hand basin with chrome mixer tap. Chrome heated towel radiator, shaver point, recessed ceiling spot lights, extractor fan and an obscure uPVC double glazed window to the front elevation. Max measurements provided.

**SECOND FLOOR LANDING:**

17'9 x 6'3 (5.41m x 1.91m)  
With carpeted flooring, a ceiling light fitting over the staircase, smoke alarm, loft hatch access point, central heating thermostat, Velux roof light to the rear roof elevation, with an unspoiled rural outlook behind. A large fitted storage cupboard. Access into the shower room and two further double bedrooms. Max measurements provided.

**BEDROOM TWO:**

16'4 x 12'4 (4.98m x 3.76m)  
A very generous double bedroom. Providing carpeted flooring, ceiling light fitting, double panel radiator, TV point, uPVC double glazed dormer window to the front elevation. Velux roof light to the rear roof elevation.

**BEDROOM FOUR:**

14'8 x 8'3 (4.47m x 2.51m)  
A well-proportioned double bedroom. Currently utilised as large dressing room. Providing carpeted flooring, ceiling light fitting, double panel radiator, TV point and a uPVC double glazed dormer window to the front elevation.

**FAMILY SHOWER ROOM:**

8'2 x 7'6 (2.49m x 2.29m)  
Of complementary modern design. Providing ceramic tiled flooring, corner fitted shower cubical with mains shower facility and floor to ceiling grey tiled splash backs. A low level W.C and wall mounted ceramic wash hand basin with chrome mixer tap and medium height wall tiled splash backs. Wall mounted pull cord light, shaver point, chrome heated towel rail, recessed ceiling spot light and extractor fan. Velux roof light to the rear roof elevation.

**OVER-SIZED GARAGE/ ENTERTAINMENT ROOM:**

18'6 x 14'8 (5.64m x 4.47m )  
With brick built construction with pitched slate roof. Providing a large up/over electric garage door, a timber left side personnel access door with a window to the left side elevation. Providing power and lighting. This amazing space is currently utilised as a fabulous home entertainment space with hand made bar area and complementary seating space. Providing multi-purpose potential which can be used and enjoyed all year round.

**EXTERNALLY:**

The property enjoys a commanding position within a quiet cul-de-sac. Boasting a high degree of kerb-appeal. The front aspect provides a low level wrought iron personal access gate with paved pathway leading to the front entrance door with storm canopy and external wall light. The front and side garden is predominantly laid to lawn with a lovely array of established bushed and partial planted borders. There is access to the concealed gas and electricity meters and custom constructed garden shed. Approximately 15 ft long. Situated to the left side elevation. There are medium height wrought iron fenced boundaries. An extensive multi-vehicle block paved driveway is situated behind the property, with access into the over-sized garage. A timber personal access gate leads into the attractive, low maintenance and well-tended garden predominately laid to lawn with an Indian sand stone patio and pathway, decked entertainment space and a separate Indian sandstone patio with timber framed pergola with pitched roof covering. There is an outside tap, three external wall lights and a double electrical power point. The garden is fully enclosed with majority fenced boundaries, a walled and laurel hedgerow to the rear.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, with zoned under-floor heating on the ground floor and uPVC double glazing throughout. This excludes the garage. 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.

**Approximate Size: 2,030 Square Ft.**

Measurements are approximate and for guidance only. This does not include the garage.

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





**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax:** Band 'F'

**EPC:** Energy Performance Rating: 'B' (84)

**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 many other clubs. Two Churches and a Methodist Chapel.

**Viewing Arrangements:**

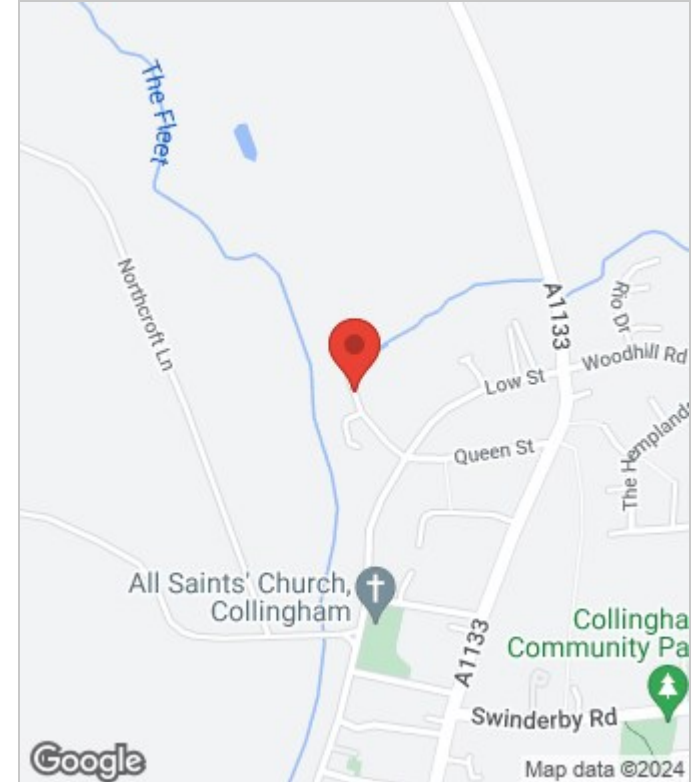
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	

