



Swinderby Road, Collingham, Newark

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 OLIVER REILLY



Swinderby Road, Collingham, Newark

£399,950 - £425,000

- LOVELY DETACHED BUNGALOW
- SOUGHT-AFTER VILLAGE WITH AMENITIES
- STYLISH MODERN KITCHEN
- GARAGE & EXTENSIVE DRIVEWAY
- SCOPE TO EXTEND (STPP)
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- SUPERB 0.21 OF AN ACRE PLOT
- EXCELLENT PRESENTATION THROUGHOUT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'



HOME SWEET HOME!

This captivating detached bungalow really does STAND OUT FROM THE CROWD! Enjoying a breathtaking 0.21 of an acre private plot. Combined with a generous, flexible and free-flowing internal layout. Presented to an EXCEPTIONALLY HIGH STANDARD. Available for immediate appreciation! The bungalow is pleasantly positioned within a highly renowned location, in the heart of the HIGHLY-SOUGHT AFTER and EXTREMELY WELL-SERVED village of Collingham. Packed-full with a vast array of excellent amenities and transport links. Allowing ease of access to Lincoln and Newark. This attractive and instantly homely residence is a real credit to the existing owner. The spacious internal accommodation spans in EXCESS of 1,70 square/ft comprising: Large entrance porch, Inviting inner reception hall, sizeable lounge, with feature fireplace and double doors into a separate dining room, delightful TRIPLE ASPECT garden room and a STYLISH CONTEMPORARY KITCHEN. Hosting a range of integrated appliances. Furthermore, there are THREE WELL-PROPORTIONED BEDROOMS and a three-piece bathroom. Externally, the WONDERFUL 0.21 of an acre plot is a real treat! You're greeted by a substantial gravelled driveway. Allowing AMPLE OFF-STREET PARKING. Sufficient for a caravan/motor home. There is a detached single garage with power and lighting and two attached outbuildings. The BEAUTIFULLY PRIVATE REAR GARDEN is a real SHOW-STOPPER! Large enough for a large rear extension. If required. Subject to relevant planning approvals. Further benefits of this striking detached home include uPVC double glazing throughout and gas central heating, via a modern combination boiler. FIRST IMPRESSIONS COUNT!... We promise you won't leave disappointed!

ENTRANCE PORCH: 6'6 x 5'9 (1.98m x 1.75m)

Of generous proportion. Accessed via a uPVC double glazed entrance door with side by side uPVC full height double glazed windows. Providing tiled flooring a ceiling light fitting and full height uPVC to the front elevation. Access into the inner reception hall.

RECEPTION HALL: 17'1 x 7'6 (5.21m x 2.29m)

A spacious and inviting hallway. Accessed via an obscure hardwood external door. Providing complementary laminate flooring, a ceiling light fitting, smoke alarm, loft hatch access point, single panel radiator and a fitted cupboard housing the electrical RCD unit, gas and electricity meters. Access into the kitchen, bathroom, all three bedrooms and the lounge. Max measurements provided.

LOUNGE: 17'8 x 11'10 (5.38m x 3.61m)

A generous reception room providing carpeted flooring, ceiling light fitting, two wall light fittings, a large single panel radiator, TV/telephone point and a central feature fireplace housing a inset gas fire with a raised marble hearth and a decorative wooden surround. uPVC double glazed window to the front elevation. Obscure painted internal double doors opening in to the dining room.

DINING ROOM: 13'3 x 8'4 (4.04m x 2.54m)

A well-appointed reception room providing carpeted flooring a ceiling light fitting, single panel radiator, sufficient dining space. Access into the kitchen and an opening through to the garden room.

GARDEN ROOM: 9'10 x 8'9 (3.00m x 2.67m)

A bright and airy triple aspect reception room with continuation of the carpeted flooring, ceiling light fitting, double panel light fitting, TV point, uPVC double glazed window to both side elevations. uPVC double glazed sliding patio doors opening out into the wonderful enclosed garden.

KITCHEN: 13'3 x 9'2 (4.04m x 2.79m)

Of stylish contemporary design. Providing tile effect vinyl flooring. Grey shaker style modern kitchen provides a vast range of fitted wall and base units with great brick effect tiled splash backs and textured laminate roll-top work surfaces over. Inset stainless steel sink with drainer and mixer tap. Integrated 'LAMONA' electric oven with a four ring gas hob over and a stainless steel extractor hood above. Integrated fridge freezer, dishwasher and plinth heater. Plumbing/provision for an under counter washing machine. A fitted double cupboard gives access to the modern 'WORCESTER' combination boiler. recess ceiling spot lights, uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear access door leads into the garden.

MASTER BEDROOM: 14'1 x 10'10 (4.29m x 3.30m)

A spacious located at the front of the bungalow. Providing carpeted flooring, ceiling light fitting, single panel radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO: 12'3 x 9'5 (3.73m x 2.87m)

A well-appointed double bedroom, located to the rear of the bungalow. Providing carpeted flooring, ceiling light fitting, single panel radiator, two sets of double fitted wardrobes with over head storage cupboards. uPVC double glazed window to the rear elevation.





BEDROOM THREE:

8'2 x 7'7 (2.49m x 2.31m)

A moderate single bedroom with carpeted flooring, ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Looking across the lovely garden.

BATHROOM:

10'9 x 5'10 (3.28m x 1.78m)

With tiled flooring. A P-shaped bath with chrome mixer tap, mains shower facility with wall mounted clear glass shower screen. Low level W.C with integrated push-button flush. Ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity base storage unit. Additional vanity storage cupboards with laminate roll top surfaces over. Large chrome heated towel radiator, floor to ceiling wall tiled splash backs. Ceiling light fitting and obscure uPVC double glazed window to the rear elevation.

SINGLE GARAGE:

18'7 x 8'6 (5.66m x 2.59m)

Of brick built construction with a flat fiber-glass roof, manual up/over garage door. Providing power and lighting with wooded window to the side elevation.

ATTACHED OUTBUILDING:

3'11 x 3'1 (1.19m x 0.94m)

Located at the rear of the garage. Access via a wood external door. Providing significant external storage. There is a external cold water tap to the outside of the building.

EXTERNAL W.C/STORE:

5'3 x 3'1 (1.60m x 0.94m)

Access via a secure wooden door with low level W.C and obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The bungalow stands on a wonderfully substantial 0.21 of an acre plot. The front aspect is greeted by a concrete multi car driveway. Giving access into the single garage, with external wall light. There is an extensive gravelled frontage/additional driveway space. Ensuring ample off street parking, sufficient for a caravan/motor home. There are partial planted borders, a hedgerow front boundary, low-level walled left side boundary and a fenced right side boundary. A secure timber access gate leading through to the generous, highly private and beautifully maintained rear garden. There are well tended side bordered with a variety of plants and shrubs, a mature hedge and blossom tree. Hard standing/provision for a shed. An external security light and outside tap. There are fenced side boundaries and a high level conifer hedge rear boundary. Ensuring maximum privacy all year round.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler and uPVC 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.

Approximate Size: 1,078 Square Ft.

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

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E'

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 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 