



Pocklington Crescent, Winthorpe, Newark

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 OLIVER REILLY



# Pocklington Crescent, Winthorpe, Newark

Offers in excess of £280,000

- LOVELY DETACHED BUNGALOW
- WONDERFUL CUL-DE-SAC POSITION
- DINING ROOM & WONDERFUL CONSERVATORY
- DETACHED GARAGE & THREE CAR GATED DRIVEWAY
- IMPECCABLE PRESENTATION THROUGHOUT
- TWO/THREE BEDROOMS
- LARGE DUAL-ASPECT LIVING ROOM
- STYLISH MODERN KITCHEN & SHOWER ROOM
- BEAUTIFULLY LANDSCAPED SOUTH FACING GARDEN
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'bbc'



**ENTRANCE HALL:** 5'6 x 3'5 (1.68m x 1.04m)

Accessed via an obscure composite front door with obscure uPVC double glazed full height side panel. Providing complementary wood-effect laminate flooring, a ceiling light fitting, single panel radiator, telephone connectivity point and access into the generous dual-aspect living room. Max measurements provided.

**DUAL-ASPECT LIVING ROOM:** 18'9 x 15'7 (5.72m x 4.75m)

A spacious reception room, providing carpeted flooring, four wall light fittings, coving, two double panel radiators, TV connectivity point, PIR alarm sensor, a central feature fireplace, housing and inset electric fire with a raised hearth and decorative surround. uPVC double glazed window to the side elevation and a part-paned uPVC double glazed bow-window to the front elevation. Look out over the landscaped front garden. Internal access into the inner hallway.

**INNER HALL:** 12'1 x 8'11 (3.68m x 2.72m)

Hosting complementary wood-effect laminate flooring, coving, smoke alarm, two wall, light fittings, loft hatch access point (with pull-down ladder), wall mounted alarm control panel and central heating thermostat. Two fitted storage cupboards. One of which houses the gas combination boiler and heating/ hot water control panel. Access into the dining room/third bedroom, modern shower room, both bedrooms and the contemporary kitchen.

**KITCHEN:** 12'2 x 8'6 (3.71m x 2.59m)

Of complementary modern design. Providing tile-effect flooring. The contemporary design hosts a vast range of fitted shaker-style cream soft-closing wall, draw and base units with patterned laminate flat-edge work surfaces over and up-stands. Inset white ceramic sink with chrome mixer tap and drainer. Integrated 'Hotpoint' medium height electric oven, separate four ring gas hob with stainless steel 'Zanussi' extractor hood above and partial wall tiled splash-backs behind. Integrated fridge freezer and dishwasher. Under-counter plumbing/provision for a washing machine. Recessed ceiling spotlights, large paned uPVC double glazed window to the front elevation. A uPVC double glazed side door opens onto the driveway, leading to both the front and rear of the bungalow.

**DINING ROOM/ BEDROOM THREE:** 11'7 x 7'10 (3.53m x 2.39m)

A sizeable multi-purpose room, which could easily be utilised as a third bedroom. Providing continuation from the hallway of the wood-effect laminate flooring, a central ceiling light fitting, coving, single panel radiator and uPVC double glazed French doors, opening into the generous conservatory.

**LARGE CONSERVATORY:** 18'0 x 8'7 (5.49m x 2.62m)

Of part brick and uPVC construction with a pitched poly-carbonate roof with roof-light, providing ceramic tiled flooring, two electric heaters, a double panel radiator, wall light fitting, TV connectivity point, a range of power sockets, uPVC double glazed windows to the rear and right side elevation. uPVC double glazed French doors open out onto a lovely private paved seating area, in the rear garden.

**MASTER BEDROOM:** 14'10 x 9'8 (4.52m x 2.95m)

A wonderful DUAL-ASPECT principal DOUBLE bedroom. Providing carpeted flooring, a central ceiling light fitting, large single panel radiator, obscure high-level uPVC double glazed window to the side elevation and a paned uPVC double glazed window to the rear elevation.

**BEDROOM TWO:** 11'6 x 9'10 (3.51m x 3.00m)

A further DOUBLE bedroom, currently used as a functional day room. Showcasing multi-purpose potential. Providing carpeted flooring, a ceiling light fitting, double panel radiator, PIR alarm sensor and a uPVC double glazed window to the rear elevation.

**A HOME TO BE PROUD OF...! SITTING PRETTY IN A QUIET CUL-DE-SAC..!**

This is a fine example of a near faultless detached bungalow. Occupying a wonderful position and enviable plot, within a charming, quiet and HIGHLY SOUGHT-AFTER cul-de-sac, in the heart of the ever popular and conveniently situated village of Winthorpe. Close to neighbouring amenities in Collingham and boasting ease of access onto the A46, A1 and A17. With ease of access to Newark, Lincoln, Grantham and Sleaford.

This BRIGHT & BEAUTIFUL bungalow is impeccably presented, both inside and out, providing a spacious and free-flowing internal design, comprising: Entrance hall, generous DUAL-ASPECT and bay-fronted living room, inner hallway, attractive contemporary kitchen, hosting a range of integrated appliances, separate dining room/ third bedrooms and a large conservatory. The bungalow also provides two DOUBLE BEDROOMS and a stylish modern shower room.

Externally, the property enjoys a lovely location, ensuring a high-degree of privacy and tranquility. The front aspect enjoys a well-maintained front garden and a gated driveway, allowing off-street parking for up to three vehicles, leading down to a DETACHED GARAGE. Providing power and lighting. The delightful SOUTH FACING rear garden has been beautifully landscaped, with a paved seating area. Creating the perfect external escape!

Further benefits of this MAGNIFICENT MODERN HOME include uPVC double glazing and gas fired central heating.

VIEW IT & LOVE IT...! Full of homeliness and heart-felt quality. Internal viewings are ESSENTIAL to fully appreciate this lovely home!





#### Local Information & Amenities: Winthorpe

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: 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. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

#### 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.

#### SHOWER ROOM:

Of eye-catching contemporary design. Providing wood-effect LVT flooring, a large walk-in shower cubicle with mains shower facility, floor to ceiling aqua boarding and a clear glass shower screen. Low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and medium height ceramic wall tiling behind. Anthracite grey heated towel rail, recessed ceiling spotlights, extractor fan, two obscure uPVC double glazed windows to the side elevation.

7'10 x 5'6 (2.39m x 1.68m)

#### DETACHED SINGLE GARAGE:

Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. An obscure uPVC double glazed window to the side elevation. A left sided obscure uPVC double glazed personal access door leads into the garden. External security light to the front aspect.

17'5 x 8'10 (5.31m x 2.69m)

#### EXTERNALLY:

The bungalow enjoys a delightful position within a quiet and charming cul-de-sac. In the heart of this popular village.

The beautifully landscaped front garden is predominately laid to lawn, hosting a range of established trees and bushes. There is dropped kerb vehicular access onto a part block paved/ block paved MULTI-CAR DRIVEWAY with a wrought-iron double gate opening down to the DETACHED SINGLE GARAGE. The driveway ensures tandem off-street parking for up to three vehicles. The right side aspect provides a security light and outside tap, with access into the kitchen.

The equally lovely and highly private rear garden is predominantly laid to lawn, providing a range of complementary raised planted borders. Showcasing a range of plants, bushes and shrubs. There is paved seating area, directly accessed from the French doors in the conservatory. Provision/ hard-standing behind the garage for a garden shed, fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an annually serviced combination boiler, a functional alarm system 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: 1,020 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'tbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	