



Glen Cottage, Low Street, Collingham, Newark

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# Glen Cottage, Low Street, Collingham, Newark

- INDIVIDUAL SEMI-DETACHED COTTAGE
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- FITTED KITCHEN & LEAN-TO UTILITY
- REPLACEMENT uPVC Double Glazing THROUGHOUT
- CLOSE TO A WIDE ARRAY OF AMENITIES
- TWO BEDROOMS
- GENEROUS LOUNGE/ DINER
- MODERNISATION REQUIRED
- SCOPE TO ADAPT & MAKE YOUR OWN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £170,000- £180,000. ONE OF A KIND!! \*\*NO CHAIN!!\*\*

Promising POTENTIAL & INDIVIDUALITY from the outset! This unique semi-detached cottage holds all the key ingredients for you to MAKE YOUR MARK and inject your own personality! Retaining an array of original features, combined with attractive contemporary upgrades, including NEWLY INSTALLED uPVC double glazing (2021) and a combination boiler (2016).

This deceptively spacious home boasts a quirky and individual internal design comprising: Entrance hall, a GENEROUS LOUNGE/DINER with attractive exposed brick fireplace and a fitted kitchen with lean-to porch and attached external store. Both of which could be utilised into further living space. Subject to relevant approvals.

The first floor hosts TWO BEDROOMS. Both showcasing EXTENSIVE FITTED WARDROBES and a generous bathroom.

Further benefits of this charismatic period home include uPVC double glazing throughout, gas fired central heating and on-street parking. Available on first come first served basis. PLEASE NOTE: Excluding the side porch/ store, there is NO EXTERNAL SPACE associated with the property.

FALL IN LOVE!... with the retained charm and exciting scope associated with this attractive period home. Ready and waiting for you to bring it back to life! Marketed with \*\*NO ONWARD CHAIN!!\*\*

Guide Price £170,000 - £185,000



## ENTRANCE HALL: 3'8 x 2'10 (1.12m x 0.86m)

Accessed via an obscure uPVC double glazed front door. Providing wood-effect LVT flooring. Carpeted stairs with two handrails rising to the first floor, a ceiling light fitting. Access into the kitchen and large lounge/diner.

## GENEROUS LOUNGE/DINER: 18'6 x 13'3 (5.64m x 4.04m)

A generous multi-purpose reception room. Providing continuation of the wood-effect LVT flooring. Two single panel radiators, dado rail, exposed ceiling beams, three wall light fittings, a wall mounted central heating/ hot water control panel. Wall mounted carbon monoxide alarm, A fitted storage cupboard with shelving. Additional low-level under-stairs storage cupboard. TV/ telephone connectivity point and an exposed brick feature fireplace, housing a non-working coal-burning effect gas fire. Two uPVC double glazed windows to the front elevation. Max measurements provided.

## KITCHEN: 13'2 x 5'9 (4.01m x 1.75m)

With continuation of the wood-effect LVT flooring. The kitchen provides a range of white wall and base units with flat edge laminate work surfaces over and white wall tiled splash backs. Inset stainless steel sink with chrome taps and double drainer. Provision for a freestanding cooker and fridge freezer. Under counter plumbing/ provision for a washing machine. Ceiling strip light, double panel radiator, RCD consumer unit, pull-cord extra fan, smoke alarm. uPVC double glazed window to the front elevation. An obscure hardwood stable door to the side elevation opens into the lean-to porch with external store.

## LEAN-TO PORCH/STORE: 10'0 x 3'6 (3.05m x 1.07m)

Of part brick and timber construction with a sloped glass roof. Access from the kerb-side via a hardwood external door. The porch houses the concealed gas/ electricity meters and a wall light fitting. There is access into an attached external store.

## EXTERNAL STORE: 3'9 x 3'6 (1.14m x 1.07m)

Providing suitable external storage space with shelving.

## FIRST FLOOR LANDING: 10'1 x 4'6 (3.07m x 1.37m)

Of split-level design with small stairs leading to bedroom two and the main landing space providing carpeted flooring, a ceiling light fitting and smoke alarm. Access into the bathroom and master bedroom. Max measurements provided.

## MASTER BEDROOM: 13'3 x 10'10 (4.04m x 3.30m)

A generous DUAL-ASPECT DOUBLE BEDROOM. With carpeted flooring, a double panel radiator, ceiling light fitting, extensive fitted pine wardrobes (one of which houses the 'VAILLANT gas fired boiler) and additional fitted pine storage cupboard with shelving. uPVC double glaze window to the front and side elevation. Max measurements provided.



**BEDROOM TWO:**

Providing carpeted flooring, a single panel radiator, ceiling light fitting and extensive fitted pine wardrobe with shelving and clothes hanging facilities. uPVC double glazed window to the front elevation. Max measurements provided up to fitted wardrobes.

11'6 x 5'8 (3.51m x 1.73m)

**FIRST FLOOR BATHROOM:**

8'6 x 7'2 (2.59m x 2.18m)

With LVT flooring. A bath with chrome mixer tap and full height wall panelling. Low-level W.C with levered flush, a pedestal wash hand basin with chrome taps and partial wall tiled splash backs behind. Single panel radiator, ceiling light fitting, provisional space for a shower. Obscure uPVC double glazed window to the front elevation.

**ON-STREET PARKING:**

On street parking is available directly outside the property, on a first come first served basis.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler installed in 2016 and uPVC double glazing throughout. Fitted in 2021. 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: 742 Square Ft.**

Measurements are approximate and for guidance only. This includes the side porch and external store.

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

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'D' (58)**

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.

**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.

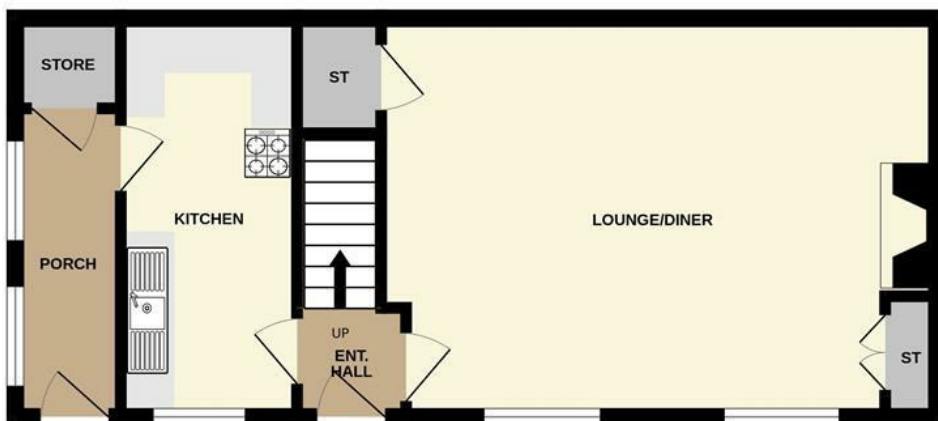
**Draft Details-Awaiting Approval:**

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.



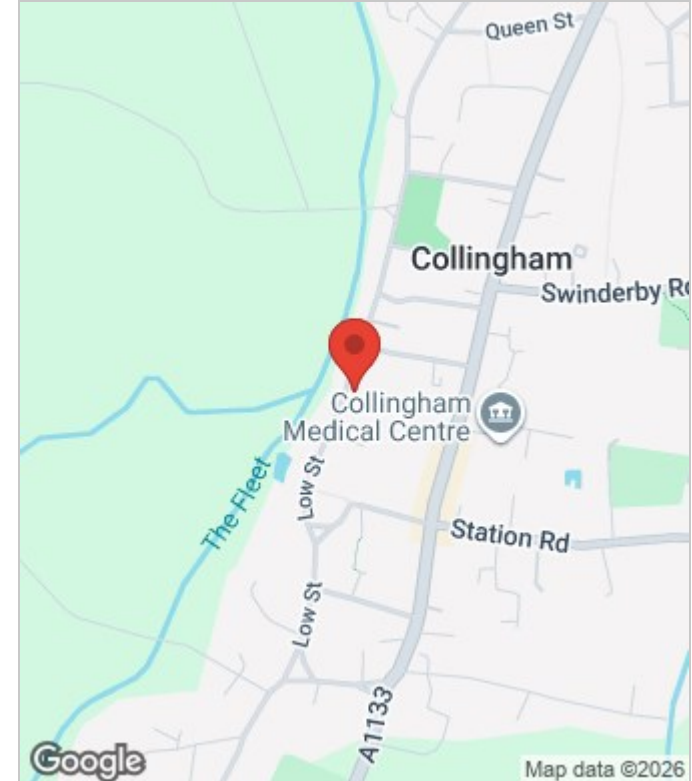


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	