



Pocklington Crescent, Winthorpe, Newark

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OLIVER REILLY



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- LOVELY DETACHED BUNGALOW
 - CHARMING VILLAGE LOCATION
 - SIZEABLE FITTED KITCHEN! MODERN BATHROOM & SEPARATE W.C
 - DETACHED DOUBLE GARAGE & MULTI-VEHICLE DRIVEWAY
 - EASE OF ACCESS ONTO MAIN ROADS- TO NEWARK, LINCOLN & GRANTHAM
- THREE EXCELLENT SIZED BEDROOMS
 - TWO RECEPTION ROOMS & DELIGHTFUL CONSERVATORY
 - BEAUTIFULLY LANDSCAPED 0.18 OF AN ACRE CORNER PLOT
 - PRIVATE REAR GARDEN WITH VARIETY OF SEATING AREAS
 - IMPECCABLE PRESENTATION- A MUST VIEW HOME! Tenure: Freehold EPC 'bbc'

Guide Price: £300,000-£325,000. A HOME TO BE PROUD OF!

Occupying a magnificent 0.18 OF AN ACRE LANDSCAPED CORNER PLOT in the heart of a charming and picturesque village, this handsome detached bungalow enjoys a peaceful setting while remaining ideally positioned for access onto the A46, with links to Newark, Lincoln and the neighbouring village of Collingham.

Offering an abundance of WARMTH, CHARACTER & PERSONALITY this attractive home combines a tasteful modern design with a wonderfully welcoming feel, creating a lasting impression that is ready to be enjoyed immediately!

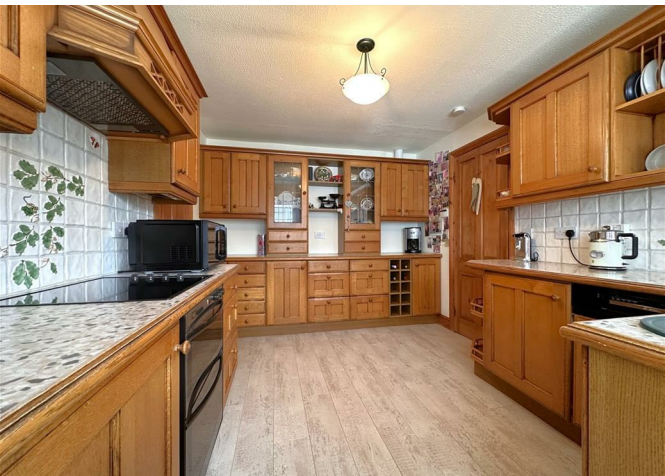
The substantial and highly adaptable accommodation flows beautifully throughout, comprising: Welcoming entrance hall, generous bow-fronted living room with an attractive feature fireplace, bespoke fitted shutters and double doors opening into a separate dining room. There is also a well-proportioned kitchen, enhanced with a RANGE OF INTERGATED APPLIANCES and a DELIGHTFUL CONSERVATORY, complete with French doors leading directly onto the landscaped rear garden.

The property continues with THREE EXCELLENT SIZED BEDROOMS, a modern bathroom and a separate W.C.

Externally, the bungalow TRULY EXCELS! The substantial corner plot is approached via beautifully landscaped front and side gardens, leading to a generous multi-vehicle driveway which provides excellent side-by-side parking and access to a DETACHED DOUBLE GARAGE. Equipped with power & lighting.

To the rear, the beautiful garden enjoys an IMPRESSIVE DEGREE OF PRIVACY & MATUIRITY!.. Well established and filled with colour, it provides a wonderfully peaceful outdoor retreat, with a variety of secluded seating areas perfect for enjoying the surroundings.

Promising COMFORTABLE LIVING IN A PEACEFUL SETTING! THIS IS A HOME THAT DESERVES TO BE VIEWED!



Guide Price £300,000 - £325,000



ENTRANCE HALL: 24'10 x 8'4 (7.57m x 2.54m)
Max measurements provided.

BOW-FRONTED LIVING ROOM: 17'7 x 11'2 (5.36m x 3.40m)

DINING ROOM: 12'3 x 7'9 (3.73m x 2.36m)

FITTED KITCHEN: 12'2 x 9'6 (3.71m x 2.90m)

LOVELY CONSERVATORY: 17'5 x 8'10 (5.31m x 2.69m)
Of part brick and uPVC construction with a pitched poly-carbonate roof, ceiling light fitting, wall light fitting, complementary tiled flooring, a low-level double panel radiator and power connectivity. There are uPVC double glazed windows to both side and rear elevations, enhanced with bespoke fitted venetian blinds. uPVC double glazed French doors open out to the lovely landscaped garden.

MASTER BEDROOM: 23'3 x 11'2 (7.09m x 3.40m)

BEDROOM TWO: 12'3 x 10'3 (3.73m x 3.12m)

BEDROOM THREE: 9'1 x 8'11 (2.77m x 2.72m)

MODERN BATHROOM: 5'7 x 5'5 (1.70m x 1.65m)

SEPARATE W.C: 5'7 x 2'7 (1.70m x 0.79m)

DETACHED DOUBLE GARAGE: 21'4 x 17'6 (6.50m x 5.33m)
Of brick built construction, with a felt flat roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and two wooden windows to the rear elevations. A left sided wooden personal door gives access out to the garden.



EXTERNALLY:

This beautifully presented detached bungalow occupies a captivating 0.18 OF AN ACRE corner plot, situated in the heart of a picturesque and highly desirable village, with excellent access to the main road network.

The front aspect is approached via a paved pathway leading to the entrance door. The beautifully maintained front garden is predominantly laid to lawn and features a variety of well-tended mature bushes, shrubs and roses, complemented by a selection of established trees.

The garden continues around to the right-hand side of the property, where a paved pathway leads to a personal gate providing access to the rear garden. There is also dropped-kerb vehicle access onto a multi-vehicle block-paved driveway, providing ample off-road parking and access to the detached double garage.

A further personal gate opens onto a paved pathway with slate-shingled hardstanding area, complemented by a high-level conifer hedges, helping to create a private seating area. This provides access to the beautifully appointed, thoughtfully landscaped and highly private rear garden. Predominantly laid to lawn, with attractive raised planted borders hosting a selection of established plants and shrubs. There is an outside tap and external light, located on the garage. Mature high-level conifer hedging and partially fenced boundaries to the left-hand side and rear provide an excellent degree of privacy and seclusion.

Overall, the gardens and external areas provide an impressive combination of established planting, generous parking, privacy and versatile outdoor space.

Approximate Size: 1,080 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'POTTERTON' boiler, installed in the last 10 years, serviced annually, via a homecare service plan and uPVC double glazing throughout. This excludes the paned wooden window and door in the kitchen.

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 on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'



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, 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:

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 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.



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC