



Collinson Lane, Fernwood, Newark

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OLIVER REILLY



# Collinson Lane, Fernwood, Newark

Offers in excess of £495,000

- STUNNING EXECUTIVE DETACHED HOME
- DESIRABLE LOCATION WITH NO LOCAL SERVICE CHARGES!
- SPACIOUS DINING KITCHEN & SEPARATE UTILITY ROOM
- GENEROUS & LANDSCAPED 0.15 OF AN ACRE CORNER PLOT
- EASE OF ACCESS ONTO A1,A46 & TO AMENITIES
- FIVE EXCELLENT DOUBLE BEDROOMS (AIR-CONDITIONING TO MASTER)
- SUPERB OPEN-PLAN LIVING/FAMILY ROOM & GARDEN ROOM
- GF W.C. FIRST FLOOR BATHROOM & TWO EN-SUITES
- EXTENSIVE MULTI-VEHCILE DRIVEWAY & INTEGRAL DOUBLE GARAGE
- EXCELLENT CONDITION! NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'



STYLED TO PERFECTION! \*\*NO CHAIN!\*\*

This EXUBERANT, EXECUTIVE & EYE-CATCHING modern detached home is a THING OF BEAUTY! Having been thoughtfully re-modelled (with building control sign-off) and cleverly enhanced to create a MONUMENTAL FREE-FLOWING DESIGN! Boasting a bright, airy and adaptable layout, with AIR-CONDITIONING!.. Spanning in excess of 2,300 square/ft.

This spectacularly striking residence STANDS-PROUD in one of Fernwood's most sought-after positions! Captivated by an unspoiled tree-lined outlook to the front and the huge benefit of NO LOCAL SERVICE CHARGES!

The MARVELLOUS 0.15 OF AN ACRE CORNER PLOT is positioned for ease of access onto the A1,A46 and to a wide array of amenities in Fernwood, Balderton and Newark Town Centre.

SEEING IS BELIEVING... the expansive internal layout, comprising: Inviting reception hall, ground floor W.C, a sizeable family/ sitting room creating a FABULOUS OPEN-PLAN FLOW to a HUGE 26FT LIVING ROOM with a superb log burning gas fire, a separate garden room with French doors out to a secluded Indian sandstone seating area. A generous DUAL-ASPECT dining kitchen and separate utility room.

The large galleried-style landing hosts a FOUR-PIECE FAMILY BATHROOM and FIVE DOUBLE BEDROOMS. Four of which are enhanced by extensive fitted wardrobes. The DUAL-ASPECT master bedroom promotes air-conditioning, a four-piece en-suite bathroom and a fully fitted dressing room. The second bedroom provides an ADDITIONAL EN-SUITE SHOWER ROOM.

Externally, the BEAUTIFULLY LANDSCAPED WRAP-AROUND PLOT is equally as impressive as the tasteful interior. Showcasing a well-appointed, landscaped rear garden and a SUBSTANTIAL SWEEPING DRIVEWAY!.. With access into an INTEGRAL DOUBLE GARAGE with electric roller doors.

Additional benefits of this CRACKING CONTEMPORARY HOME include uPVC double glazing, gas central heating, an alarm system and panoramic CCTV with remote video management.

There's ELEGANCE ON A GRAND SCALE! Step inside and see for yourself!



<b>INVITING RECEPTION HALL;</b>	12'2 x 6'7 (3.71m x 2.01m)
<b>GROUND FLOOR W.C:</b>	5'1 x 3'6 (1.55m x 1.07m)
<b>OPEN-PLAN FAMILY/SITTING ROOM:</b>	13'5 x 12'5 (4.09m x 3.78m)
<b>OPEN-PLAN LIVING ROOM:</b> Max measurements provided into bay-window	26'2 x 12'10 (7.98m x 3.91m)
<b>LARGE GARDEN ROOM:</b> A wonderful and sizeable reception space. Of part brick and uPVC construction with a pitched tiled roof. Providing tiled flooring and a panoramic outlook via uPVC double glazed windows, overlooking the lovely rear garden. uPVC double glazed French doors open out onto a paved seating area, situated in the the rear garden.	14'5 x 13'2 (4.39m x 4.01m)
<b>GENEROUS DINING KITCHEN:</b>	17'8 x 11'10 (5.38m x 3.61m)
<b>UTILITY ROOM:</b>	16'10 x 5'2 (5.13m x 1.57m)
<b>GALLERIED-STYLE FIRST FLOOR LANDNG:</b>	15'4 x 10'3 (4.67m x 3.12m)
<b>DUAL-ASPECT MASTER BEDROOM:</b> Equipped with AIR-CONDITIONING.	17'8 x 11'6 (5.38m x 3.51m)
<b>DRESSING ROOM:</b>	11'2 x 6'8 (3.40m x 2.03m)
<b>MASTER EN-SUITE BATHROOM:</b>	8'10 x 6'10 (2.69m x 2.08m)
<b>BEDROOM TWO:</b>	15'8 x 8'10 (4.78m x 2.69m)
<b>EN-SUITE SHOWER ROOM:</b>	8'10 x 3'10 (2.69m x 1.17m)
<b>BEDROOM THREE:</b>	13'9 x 9'9 (4.19m x 2.97m)
<b>BEDROOM FOUR:</b>	13'1 x 9'1 (3.99m x 2.77m)
<b>BEDROOM FIVE:</b>	9'4 x 7'8 (2.84m x 2.34m)
<b>FOUR-PIECE FAMILY BATHROOM:</b>	9'4 x 6'8 (2.84m x 2.03m)
<b>INTEGRAL DOUBLE GARAGE:</b> Internally accessed via the utility room. Equipped with power, lighting and two electric roller garage doors. Promoting great scope to be utilised into additional living accommodation. Subject to relevant approvals. Max measurements provided. Length reduces to 14'5 ft. (4.39m).	17'7 x 11'1 (5.36m x 3.38m)



#### **PERMITTED PLANNING PERMISSION:**

We can confirm that the existing owner current has planning permission for a single storey rear extension. Granted in November 2023. Please speak to the agent for further information, relevant drawings and proposed elevation images. Planning Reference number: 23/01653/HOUSE

#### **EXTERNALLY:**

This stand out home enjoys a captivating position, in a highly regarded and convenient residential location. Promising ease of access onto the A1,A46 and close to a range of amenities. The property welcomes an extensive 0.15 of an acre corner plot. Initially greeted via a sweeping and substantial tarmac driveway, allowing ample off-street parking for a wide array of vehicles. Giving access into the integral double garage, via two electric roller doors. An attractive Indian sandstone pathway leads to the entrance porch. The front garden is predominantly laid to lawn and partially gravelled. Boasting a high-degree of privacy via mature laurel hedged boundaries. The left side aspect has a secure wooden personal gate, opening onto a further Indian sandstone pathway, with external wall light and access to the concealed and electricity meters. This leads down to the **WONDERFULLY LANDSCAPED REAR GARDEN**. Predominantly laid to lawn with extensive and established laurel hedge-row, for extra privacy. Enjoying a generous paved seating/ outdoor entertainment area. Easily accessed via the French doors in the garden room and open-plan family space. There are a range of planted borders and gravelled hard-standing. An outside tap, external lighting and CCTV. There are high-level left side and rear fenced boundaries and a high-level wall enclosed right side boundary.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a newly installed alarm system, panoramic CCTV system with remote video management, a newly installed electrical RCD consumer unit 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: 2,387 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral double garage.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'F'**

#### **EPC: Energy Performance Rating: 'D' (67)**

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: Fernwood**

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

#### **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.

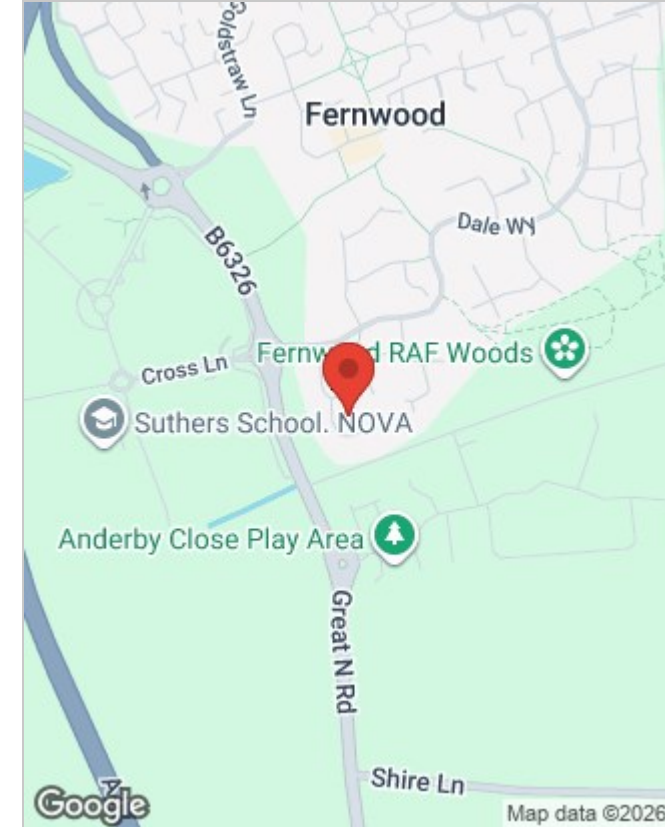




GROUND FLOOR



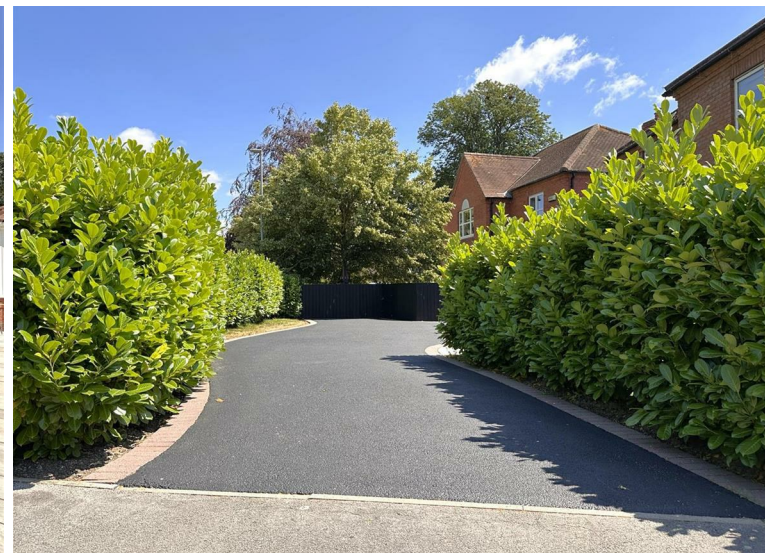
1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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