Vicarage Close, Collingham, Newark

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OLIVER REILLY

Vicarage Close, Collingham, Newark

Asking Price: £495,000

- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- GROUND FLOOR W.C. LAVISH EN-SUITE & FAMILY BATHROOM
- STUNNING OPEN-PLAN DINING KITCHEN
- DRIVEWAY & CHARMING, PRIVATE REAR GARDEN
- SIGNIFICANTLY EXTENDED FOR MULTI-GENERATIONAL LIVING!
- CUL-DE-SAC POSITION IN A WELL-SERVED VILLAGE
- TWO LARGE RECEPTION ROOMS & ORANGERY WITH BI-FOLD DOORS
- INTEGRAL ANNEXE WITH INDIVIDUAL MULTI-PURPOSE USES!
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

A truly exceptional, SUBSTANTIALLY EXTENDED detached family home offering over 2,300 sq. ft of remarkably versatile accommodation!

Situated in a peaceful cul-de-sac in the heart of a highly sought-after village, providing an outstanding opportunity for growing, extended or multi-generational families. The village offers an excellent range of amenities together with convenient transport links to Newark, Lincoln & beyond.

Combining generous proportions with an exceptional standard of finish! Warm, welcoming & wonderfully adaptable, the accommodation has been carefully designed to suit modern family life. Welcomed by an entrance porch into a boot room & ground-floor W.C, followed by an inviting inner reception hall. A generous bow-fronted living room is enhanced by an inset LOG-BURNING STOVE. Oak bi-fold doors open seamlessly into the MAGNIFICENT L-SHAPED OPEN-PLAN DINING KITCHEN.

A particular highlight is the IMPRESSIVE ORANGERY! Flooded with natural light, featuring BI-FOLD DOORS that open directly onto a secluded paved seating area! Perfect for an indoor/outdoor connection to the garden.

A substantial TWO-STOREY EXTENSION provides an exceptional degree of flexibility. Ideally suited for use as an integral annexe, independent living area or simply as additional living space! The ground floor comprises: Versatile living/dining area, inner hall & STYLISH KITCHENETTE with breakfast bar, complemented by further BI-FOLD DOORS to the garden. An oak staircase rises to a SUBSTANTIAL DOUBLE BEDROOM WITH EN-SUITE.

The original first floor is equally impressive, with access to FOUR GENEROUS DOUBLE BEDROOMS & family bathroom.

Outside, the property stands proudly behind a generous gravelled driveway. The rear garden is a beautifully established & offers an attractive, secluded setting for relaxing family life.

Rarely does a property combine this level of SPACE, PRESENTATION & GENUINE VERSATILITY so successfully. This is a home that truly needs to be experienced in person!

ENTRANCE PORCH:	9'5 x 3'2 (2.87m x 0.97m)
GROUND FLOOR W.C:	7'4 x 3'7 (2.24m x 1.09m)
BOOT ROOM:	4'3 x 3'7 (1.30m x 1.09m)
RECEPTION HALL:	15'4 x 6'9 (4.67m x 2.06m)
CONTEMPORARY OPEN-PLAN DINING KITCHEN: Max measurements provided.	23'1 x 17'2 (7.04m x 5.23m)
LARGE BOW-FRONTED LIVING ROOM:	19'10 x 11'9 (6.05m x 3.58m)
SIZEABLE ORANGERY: Max measurements provided.	21'9 x 12'9 (6.63m x 3.89m)
SUBSTANTIAL FAMILY ROOM/ANNEXE:	13'4 x 13'4 (4.06m x 4.06m)
ANNEXE: INNER HALLWAY:	10'6 x 7'11 (3.20m x 2.41m)
ANNEXE: KITCHENETTE/ UTILITY ROOM:	13'7 x 13'4 (4.14m x 4.06m)
ANNEXE: FIRST FLOOR LANDING:	3'8 x 3'8 (1.12m x 1.12m)
ANNEXE: MASTER BEDROOM:	13'5 x 13'4 (4.09m x 4.06m)
ANNEXE: EN-SUITE SHOWER ROOM: Max measurements provided.	7'7 x 7'2 (2.31m x 2.18m)
MAIN FIRST FLOOR LANDING:	18'4 x 6'9 (5.59m x 2.06m)
BEDROOM TWO: Max measurements provided up to extensive fitted wardrobes.	11'9 x 9'10 (3.58m x 3.00m)
BEDROOM THREE:	10'9 x 9'11 (3.28m x 3.02m)
BEDROOM FOUR:	9'11 x 9'9 (3.02m x 2.97m)
BEDROOM FIVE:	9'6 x 8'10 (2.90m x 2.69m)
FAMILY BATHROOM:	7'3 x 6'10 (2.21m x 2.08m)

EXTERNALLY:

The property occupies a wonderful position, in a wonderful residential cul-de-sac. Surrounded by amenities. The front aspect provides dropped kerb vehicular access onto a gravelled driveway. The front garden is predominantly laid to lawn with a complementary range of established plants, bushes and shrubs. There is an attractive walled front boundary with a low-level wrought-iron personal front gate, opening onto a paved pathway, leading to the front entrance door with part brick and oak pillared pitched roof storm canopy above. There is provision for a log store, a fenced left side boundary and low-level walled right side boundary.
The BEAUTIFULLY MAINTAINED and HIGHLY PRIVATE rear garden is a delightful external escape. Predominantly laid to lawn, boasting an array of mature bushes and shrubs. There are two delightful paved seating/ entertainment areas with a range of external up/ down lights. One of which remains central to the two substantial extensions, to create a perfect place to relax and enjoy! There is provision for a large garden shed, external power point, an established high-level hedged rear boundary and fenced side boundaries. A wooden left sided personal gate gives access back to the front of the property.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 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: 2,325 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 'E'

EPC: Energy Performance Rating: 'C' (75)

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

OLIVER REILLY

1ST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

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