



The Hemplands, Collingham, Newark

 2  1  2  E

 OLIVER REILLY



Guide Price £280,000

# The Hemplands, Collingham, Newark

- DELIGHTFUL DETACHED BUNGALOW
- WELL-SERVED VILLAGE WITH AMENITIES
- LARGE LIVING ROOM & LOVELY CONSERVATORY
- DRIVEWAY & ATTACHED SINGLE GARAGE
- NEWLY INSTALLED COMBINATION BOILER
- TWO DOUBLE BEDROOMS (FORMERLY THREE)
- SUPERB OPEN-PLAN DINING KITCHEN
- ATTRACTIVE LANDSCAPED GARDEN
- EASE OF ACCESS TO NEWARK & LINCOLN
- EXCELLENT CONDITON! Tenure: Freehold. EPC 'E'

## HANDSOME & HOMELY!

Discover the charm of The Hemplands... Hosting a delightful detached bungalow, presented to an IMPECCABLE STANDARD!.. Situated in a hugely SOUGHT-AFTER VILLAGE. Packed with amenities and excellent transport links, whilst remaining situated on a direct bus route.

This attractive residence oozes personality, from the moment you step inside. Showcasing a DECEPTIVELY SPACIOUS internal layout, comprising: Entrance porch, an inviting inner hallway, large living room, STUNNING OPEN-PLAN 'Howdens' DINING KITCHEN, with a central breakfast bar and a range of integrated appliances. Leading into a lovely conservatory, which overlooks the landscaped garden.

Furthermore, the bungalow offers TWO DOUBLE BEDROOMS, both of which provide EXTENSIVE FITTED WARDROBES and a modern three-piece bathroom.

Externally, the property is greeted with an established front garden, a driveway and access into an ATTACHED SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals.

The BRIGHT AND BEAUTIFULLY LANDSCAPED rear garden is a picturesque tranquil escape. Having been tastefully designed, with an array of colour, various seating areas and boasting a HIGH-DEGREE OF PRIVACY!

Further benefits of this magnificent modern home include uPVC double glazing and gas central heating, via a NEWLY INSTALLED COMBINATION BOILER.

MOVE ON IN!.. This wonderful detached home is a perfect place to call home. Providing you with all you could want... AND MORE!



**ENTRANCE PORCH:** 5'8 x 3'1 (1.73m x 0.94m)

**INNER HALLWAY:** 1'72 x 8'8 (5.23m x 2.64m)  
With complementary wood-effect laminate flooring. Loft hatch access point with pull-down ladder, boarding and access to the NEWLY INSTALLED GAS COMBINATION BOILER. Max measurements provided.

**LARGE LIVING ROOM:** 15'3 x 12'9 (4.65m x 3.89m)  
Max measurements provided.

**SITTING/ DINING ROOM:** 10'1 x 8'8 (3.07m x 2.64m)  
A lovely multi-functional space. OPEN-PLAN to the modern kitchen/dining area.

**OPEN-PLAN BREAKFAST KITCHEN:** 14'5 x 9'5 (4.39m x 2.87m)  
Of STUNNING CONTEMPORARY DESIGN. Benefiting from an inset 1.5 bowl sink with mixer tap and drainer. An integrated medium height electric oven, separate four ring induction hob with glass splash-back and concealed extractor hood above. Integrated dishwasher and bin store. Central breakfast bar with under-counter base unit storage. A uPVC double glazed rear external door opens out to the lovely garden.

**CONSERVATORY:** 9'5 x 6'3 (2.87m x 1.91m)  
Of uPVC Construction, with a sloped roof, admiring views over the private landscaped garden. uPVC double glazed French doors open out onto a large paved seating area.

**MASTER BEDROOM:** 13'5 x 10'5 (4.09m x 3.18m)  
A sizeable DOUBLE bedroom, located at the rear of the bungalow, with EXTENSIVE fitted wardrobes.

**BEDROOM TWO:** 10'5 x 7'6 (3.18m x 2.29m)  
A further DOUBLE bedroom, located at the front of the bungalow, with DOUBLE fitted wardrobes.

**MODERN BATHROOM:** 7'9 x 5'9 (2.36m x 1.75m)

**ATTACHED SINGLE GARAGE:** 19'8 x 9'5 (5.99m x 2.87m)  
Of brick built construction, with a pitched tiled roof. Accessed via an electric roller garage door. Equipped with power, lighting, plumbing/ provision for a washing machine and tumble dryer. A range of fitted base units and an obscure uPVC double glazed window to the rear elevation. Holding great scope to be utilised into further living accommodation. Subject to relevant approvals. An obscure uPVC double glazed rear personal door leads out to the garden.





**EXTERNALLY:**  
The bungalow occupies a desirable position, situated on a bus route, in a quiet residential location. The front aspect is greeted with dropped kerb vehicular access onto a brick pillared concrete driveway, with access into the attached garage, via an electric roller door. The well-maintained front garden is laid to lawn, hosting a range of planted bushes and shrubs. A concrete pathway leads to the front entrance porch. There are fenced side boundaries and a low-level walled front boundary. The left The BEAUTIFULLY LANDSCAPED and HIGHLY-PRIVATE rear garden is a joy to behold. Predominantly laid to lawn, enjoying an array of beautifully planted borders. Access into the attached garage via an obscure uPVC double glazed personal door. There is an outside tap and eternal light. There is a large central paved seating area. Provision and hard-standing for a large garden shed/ workshop and a greenhouse. Fully fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY INSTALLED COMBINATION BOILER located in the loft 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: 1,052 Square Ft.**  
Measurements are approximate and for guidance only. This includes the attached garage space.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'E' (54)**  
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. PLEASE NOTE: This EPC was carried out prior to a new boiler being installed.

## 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.

## 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.

## Viewing Arrangements:

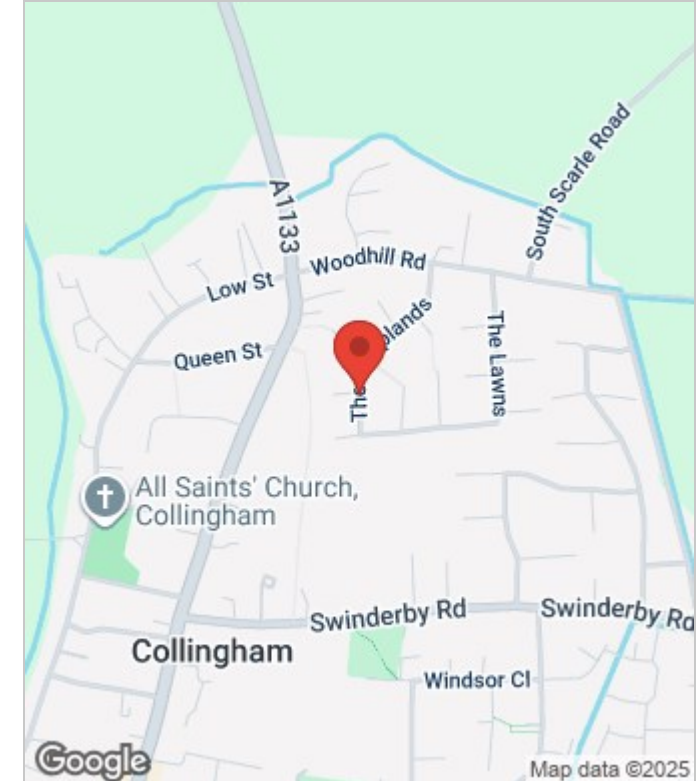
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

## 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) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>54</b> |           |
| (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

