Swinderby Road, Collingham, Newark

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OLIVER REILLY

THANKFUL
grateful
& SO VERY BLESSED
BELLA CUCINA

Swinderby Road, Collingham, Newark

Guide Price £375,000

- SUPERB DETACHED BUNGALOW
- CAPTIVATING CORNER PLOT SETTING
- LARGE LIVING ROOM & LOVELY CONSERVATORY
- STYLISH FOUR-PIECE BATHROOM & SEPARATE SHOWER ROOM
- BEAUTIFUL WRAP-AROUND GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- SOUGHT-AFTER VILLAGE! WITH AMENITIES!
- STUNNING OPEN-PLAN DINING KITCHEN
- GATED & SUBSTANTIAL DRIVEWAY WITH CARPORT
- EXCEPTIONAL CONDITION! Tenure: Freehold. EPC 'D'

READY TO WELCOME YOU HOME...!

Set your sights on Swinderby Road... A fine example of a BRIGHT & BEAUTIFUL detached home. Occupying a CAPTIVATING CORNER PLOT that has been thoughtfully landscaped. Standing proud in the heart of a hugely popular and extremely WELL-SERVED VILLAGE. Promising a wide array of amenities and great transport links. Close to both Newark and Lincoln.

This magnificent modern home is a real credit to the existing owner, having presented the property to an exceptionally high standard. The bungalow spans an EXTENSIVE FREE-FLOWING LAYOUT, spread over 1,000 square/ft. Allowing great living flexibility whilst remaining HOMELY, INVITING & SPACIOUS!

The substantial internal design comprises: Welcoming reception hall, an attractive modern shower room, FABULOUS OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances and eye-catching granite work surfaces. Double doors lead though to a GENEROUS BOW-FRONTED LIVING ROOM with feature fireplace and a lovely conservatory, overlooking the private garden. There are THREE GREAT SIZED BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes and a LUXURIOUS FOUR-PIECE BATHROOM.

Externally, the bungalow commands a BEAUTIFULLY LANDSCAPED 0.16 OF AN ACRE WRAP-AROUND PLOT!.. Greeted via a gated and substantial BLOCK PAVED DRIVEWAY. Suitable for a variety of vehicles, including a caravan/ motor home. Leading down to an integral double width carport. There are many appealing seating areas, situated within the wonderfully maintained garden. Promoting a huge degree of privacy and tranquility. The rear garden benefits from a lovely multi-purpose summer house, equipped with power, lighting and a raised seating deck. There is also a large workshop.

Additional benefits of this PRISTINE PROPERTY include uPVC double glazing and gas central heating, via a combination boiler.

DON'T MISS OUT... on the space, style and quality inside this remarkable home!...A a warm welcome awaits!

RECEPTION HALL:	18'7 x 5'5 (5.66m x 1.65m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	17'10 x 13'7 (5.18m'3.05m x 4.14m)
LARGE BOW-FRONTED LIVING ROOM:	17'10 x 11'6 (5.44m x 3.51m)
CONSERVATORY:	12'3 x 6'2 (3.73m x 1.88m)
MASTER BEDROOM: Max measurements provided.	13'10 x 9'9 (4.22m x 2.97m)
BEDROOM TWO:	11'5 x 9'9 (3.48m x 2.97m)
BEDROOM THREE:	9'10 x 7'10 (3.00m x 2.39m)
STUNNING FOUR-PIECE BATHROOM:	9'9 x 6'4 (2.97m x 1.93m)
CONTEMPORARY SHOWER ROOM:	7'7 x 4'8 (2.31m x 1.42m)

GENEROUS INTEGRAL CARPORT:
Ensuring side-by side under cover parking, via extensive paving, a fibre-glass roof with skylight, ceiling cladding, stone pillars, access to the concealed gas meter box and front entrance door. A wooden side personal gate opens onto a right sided pathway, down to the rear garden. There is great scope for this space to be utilised into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:
The bungalow presents a wonderful position in the heart of a hugely desirable village. In walking distance to amenities and transport links. The property commands an impressive 0.16 of an acre corner pot. Greeted via a double gated driveway, with brick pillars, opening onto a HUGE BLOCK PAVED DRIVEWAY. Suitable for a range of vehicles, including a caravan/ motor home. Leading down to a double-width carport and front entrance door. The plot cleverly wraps around the bungalow, with an accessible block paved driveway. The front left side aspect is predominantly laid to lawn with a variety of mature trees and established hedged boundary. There is a large gravelled hard-standing are at the bottom of the side aspect. Access through to the rear garden, via a wooden personal gate. Retaining a great degree of privacy. Predominantly laid to lawn, with a paved pathway, provision for a greenhouse and access to a lovely detached summer house, via uPVC double glazed French doors, with a raised decked seating terrace. Equipped with power and lighting. There is an attached open workshop/ canopy and a timber workshop/ garden shed. Outside tap, fully fenced right side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 1,050 Square Ft.
Measurements are approximate and for guidance only. This doesn't include the carport space.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'

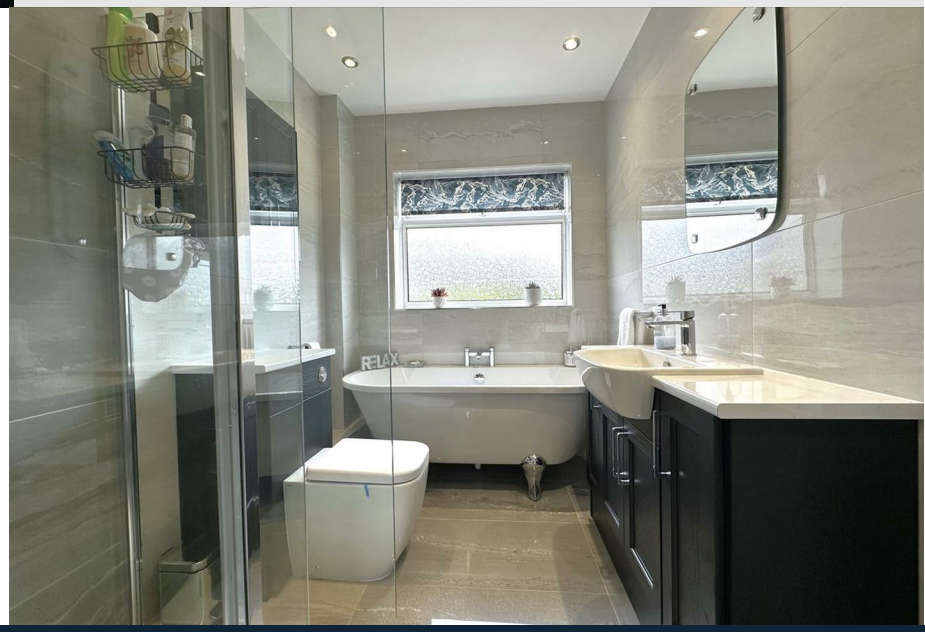
EPC: Energy Performance Rating: 'D' (67)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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