



Pinfold Close, Collingham, Newark



OLIVER REILLY  
REAL ESTATE



# Pinfold Close, Collingham, Newark

Offers in excess of £300,000

- SPACIOUS & EXTENDED DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- SPACIOUS DINING KITCHEN
- EXTENSIVE MULTI-CAR DRIVEWAY
- SUBSTANTIAL WRAP-AROUND PLOT
- TWO/THREE DOUBLE BEDROOMS
- DESIRABLE VILLAGE FILLED WITH AMENITIES
- CLOAKROOM W.C & FOUR-PIECE BATHROOM
- OVER-SIZED INTEGRAL GARAGE WITH POTENTIAL
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (84)

## A PICTURE-PERFECT CORNER PLOT POSITION..!

This very versatile detached bungalow occupies a MAGNIFICENT WRAP-AROUND PLOT! Enhanced by a wonderful extension to create a BRIGHT & AIRY internal layout spanning IN EXCESS of 1,000 square/Ft. Full of space and flexibility!

The property enjoys a QUIET CUL-DE-SAC POSITION in a highly sought-after and EXTREMELY WELL-SERVED village location, close to both Newark and Lincoln.

The well-maintained contemporary design comprises: Entrance porch, reception hall, GENEROUS MODERN DINING KITCHEN, sizeable lounge, inner hall, a FOUR-PIECE BATHROOM and TWO DOUBLE BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes. There is a SUPERB SIDE EXTENSION, which has created a TRIPLE-ASPECT HOBBIES ROOM, which could also be used as a third bedroom, with two Velux roof lights and French doors opening out onto an extensive Indian sandstone patio.

Externally, the fantastic plot promotes landscaped front, side and rear gardens. Hosting a high-degree of privacy. The front aspect is greeted via a MULTI-CAR DRIVEWAY with access into an OVER-SIZED INTEGRAL GARAGE. Providing an electric roller door, power, lighting and great scope to be utilised into additional living accommodation. Subject to relevant approvals.

Further benefits of this attractive modern home include uPVC double glazing throughout, gas central heating, a high energy efficiency rating (EPC B) and OWNED SOLAR PANELS.

This HOMELY, INVITING & SPACIOUS residence is READY AND WAITING for your instant appreciation. STEP INSIDE... and see for yourself..!



6'5 x 3'1 (1.96m x 0.94m)

**PORCH:**  
Of uPVC construction with a flat roof. Accessed via a uPVC double glazed side external door. Providing tiled flooring. uPVC double glazed windows to the front and side elevation. Access into the entrance hall, via an obscure panelled hardwood door.

210 x 2'9 (0.86m x 0.84m)

**ENTRANCE HALL:**  
Providing light vinyl flooring, a ceiling light fitting and smoke alarm. Access into the open-plan dining kitchen lounge and cloakroom/W.C.

5'5 x 2'10 (1.65m x 0.86m)

**CLOAKROOM/ W.C.:**  
With continuation of the light vinyl flooring. Providing a low-level W.C with push-button flush, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

19'3 x 8'9 (5.87m x 2.67m)

**SPACIOUS DINING KITCHEN:**  
A Wonderful OPEN-PLAN space. Providing ceramic tiled flooring. The quality modern kitchen provide a vast range of fitted high-gloss wall, draw and base units with oak-effect roll-top work surfaces over and up-stands. Inset sink with chrome mixer tap and drainer. Integrated 'LAMONA' electric oven with four ring gas hob over, glass splash back and stainless steel extractor hood above. Integrated under-counter fridge. Sufficient space for a large dining table and chairs. Double panel radiator, recessed ceiling spotlights, coving, electrical RCD consumer unit, large uPVC double glazed window to the side elevation. An obscure uPVC double glazed side external door gives access to the driveway. Internal access into the multi-purpose reception room/ third bedroom and inner hallway.

15'2 x 12'9 (4.62m x 3.89m)

**LOUNGE:**  
A lovely sized reception room, located at the front of the bungalow. Providing carpeted flooring, a central ceiling light fitting, coving, single panel radiator, wall-mounted central heating thermostat, TV connectivity point and a uPVC double glazed window to the front elevation. Access into the inner-hall.

6'10 x 6'3 (2.08m x 1.91m)

**INNER HALL:**  
With grey carpeted flooring, a ceiling light fitting, smoke alarm, single panel radiator, access into the dining kitchen, bathroom and both DOUBLE bedrooms.

12'10 x 11'9 (3.91m x 3.58m)

**MASTER BEDROOM:**  
A generous principle DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, coving, large single panel radiator, extensive fitted wardrobes and a uPVC double glazed window to the rear elevation, overlooking the lovely private garden.

11'9 x 9'6 (3.58m x 2.90m)

**BEDROOM TWO:**  
A well-proportioned DOUBLE bedroom, providing grey carpeted flooring, a ceiling light fitting, coving, single panel radiator and a uPVC double glazed window to the rear elevation.

9'6 x 6'10 (2.90m x 2.08m)

**FOUR-PIECE BATHROOM:**  
Of contemporary design! Providing ceramic tiled flooring, a low-level W.C with push-button flush, panelled bath with chrome mixer tap and low-level wall tiled splash-backs. Large fitted shower cubicle with electric shower facility and floor-to-ceiling aqua boarding. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with partial wall-tiled splash backs behind. Recessed ceiling spotlights, extractor fan, chrome heated towel rail. Obscure uPVC double glazed window to the side elevation. Max measurements provided into shower cubicle. Length reduces to 6'10 ft. (2.08m).



#### HOBBIES ROOM/ BEDROOM THREE:

19'9 x 7'8 (6.02m x 2.34m )  
A generous multi-purpose reception room of complementary sloped roof design with two Velux roof-lights. Offering scope to be used as a third bedroom. Currently setup as a functional hobbies room. Providing oak laminate flooring, a double panel radiator, recessed ceiling spotlights, upVC double glazed window to the front and side elevation, upVC double glazed French doors open out onto a large Indian sandstone patio, set within the well-appointed private garden.

#### OVER-SIZED INTEGRAL GARAGE:

19'9 x 10'1 (6.02m x 3.07m)  
Accessed via an electric roller garage door. Providing power and lighting, via two ceiling strip-lights. Open overhead eaves storage space. Fitted laminate roll-top work surface with under-counter plumbing/provision for a freestanding washing machine, tumble dryer and freezer. Large obscure upVC double glazed window to the side elevation. An obscure upVC double glazed rear external door gives access to the garden.

#### EXTERNALLY:

The bungalow occupies a generous corner plot, within a quiet cul-de-sac location. The front aspect provides dropped kerb vehicular access onto a pillared multi-car resin driveway, with access down to an INTEGRAL GARAGE. There is an outside tap, external security light and access to the entrance porch and kitchen. The front garden is laid to lawn with complementary wrap-around planted borders, a low-level walled boundary. The is 360 degree access around the property, via a secure left and right sided gate, leading into the well-appointed private rear garden. Predominately laid to lawn with a range of planted borders. There is a lovely and substantial Indian sandstone paved patio, directly from the French doors in the hobbies room/ third bedroom. The right side aspect has a low-maintenance gravelled area, which could also be used for storage or as an additional seating space. The right side aspect provides hard-standing/ provision for a garden shed. There are fully fenced side and rear boundaries.

#### Approximate Size: 1,100 Square Ft.

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

#### 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.

#### Solar Panels:

The bungalow occupies 16 solar panels to the right side roof. There are OWNED outright and were fitted approximately 12 years ago. For any further details, please contact the agent.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'B' (84)

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	84	89
(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	

