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Hargon Lane, Winthorpe, Newark

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OLIVER REILLY 







# Hargon Lane, Winthorpe, Newark

Guide Price £325,000 - £350,000

- STUNNING DETACHED BUNGALOW
- DELIGHTFUL VILLAGE LOCATION
- GENEROUS OPEN-PLAN LIVING SPACE
- MODERN BATHROOM & EN-SUITE
- DELIGHTFUL & PRIVATE GARDEN
- THREE DOUBLE BEDROOMS
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- CONTEMPORARY KITCHEN & CONSERVATORY
- INTEGRAL GARAGE & EXTENSIVE DRIVEWAY
- NO CHAIN. Tenure: Freehold. EPC 'D' (66)

Guide Price: £325,000 - £350,000. STANDING OUT FROM THE CROWD!! AN OUTSTANDING FIND!!

We are sure you will be just as excited as we were to take a look at this marvellous three double bedroom DETACHED BUNGALOW. Pleasantly situated within an idyllic cul-de-sac, within the incredibly popular village of Winthorpe. Offering ease of access onto the A46 and A1, with a host of superb amenities on hand, in the neighbouring village of Collingham. This attractive contemporary home offers all you can ask for and more! Having been tastefully enhanced by the current owners, to create a superb degree of accommodation, in excess of 1,300 square ft. The bungalow provides a spacious and highly versatile internal layout, presented to an IMPECCABLY HIGH STANDARD throughout. The generous internal accommodation comprises: Entrance porch, an inviting reception hall. HUGE 32 FT LOUNGE/DINER, with a BRAND NEW gas feature fireplace and bow-window. A delightful conservatory, contemporary kitchen, THREE DOUBLE BEDROOMS, with an en-suite shower room to the master, and a separate three-piece modern bathroom. BRAND NEW carpets and floor coverings have been added in every room, complimented by neutral and modern internal decoration. Externally, the bungalow stands on a wonderful 0.12 of an acre private plot. The front aspect hosts a substantial driveway, with ample off-street parking and access into the integral single garage. The well-proportioned rear garden has been beautifully landscaped, with a large paved seating area and a lovely tree-lined outlook behind. Further benefits of this superb home include uPVC double glazing throughout, all with fitted blinds, an alarm system and gas central heating via a modern and recently serviced boiler. MAKE YOUR MOVE... and step inside this picture-perfect home! The only thing that's missing... is YOU! Marketed with NO ONWARD CHAIN!



#### ENTRANCE PORCH:

5'4 x 4'8 (1.63m x 1.42m)

Of brick built construction. Accessed via a secure uPVC side external door. Providing attractive and NEWLY FITTED wood-effect vinyl flooring, uPVC cladded ceiling with light fitting. uPVC double glazed windows to the front and side elevation, with fitted vertical blinds.

#### RECEPTION HALL:

18'5 x 6'5 (5.61m x 1.96m)

A vast and inviting hallway. Providing NEWLY FITTED grey carpeted flooring. Two ceiling light fittings, two smoke alarms, wall mounted alarm control panel and access to a large airing cupboard. Housing the hot water cylinder. Access into the bathroom, all three bedrooms and the large living space. Max measurements provided.

#### OPEN-PLAN LOUNGE/DINER:

32'3 x 11'10 (9.83m x 3.61m)

A SUPERLY SPACIOUS RECEPTION AREA. Providing NEWLY FITTED grey carpeted flooring, with sufficient living and dining space. The lounge area hosts a delightful uPVC double glazed bow-window to the front elevation, with fitted vertical blinds and an unspoiled front outlook. There is a BRAND NEW inset gas fire with raised hearth and ornamental surround. There are two ceiling light fittings, access into the kitchen and a uPVC double glazed external door, opening into the lovely conservatory. Dining area width reduces to 9'5 ft. (2.87m).

#### CONSERVATORY:

10'1 x 9'5 (3.07m x 2.87m)

Of part brick and uPVC construction, with a pitched poly-carbonate roof, with a ceiling light fitting with fan. Providing NEWLY INSTALLED wood-effect vinyl flooring. There are multiple power sockets. uPVC double glazed windows to both side and rear elevations, all with fitted vertical blinds. uPVC double glazed French doors, opening out into the private rear garden.

#### KITCHEN:

15'2 x 7'10 (4.62m x 2.39m)

Of stylish modern design. Providing BRAND NEW CERAMIC TILED FLOORING. The contemporary kitchen hosts an excellent range of fitted wall and base units with laminate roll-top work surfaces over and walled tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap. Integrated under counter dishwasher. Integrated electric oven with four ring induction hob over and extractor fan above. Provision for a freestanding fridge freezer and plumbing/provision for an under counter washing machine. Recessed ceiling spotlights. uPVC double glazed window to the rear elevation with fitted vertical blinds, and a uPVC double glazed external door to the side elevation.

#### MASTER BEDROOM:

13'6 x 10'7 (4.11m x 3.23m)

A GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing NEWLY FITTED grey carpeted flooring, a tv aerial point, uPVC double glazed bow-window to the front elevation, with fitted vertical blinds and an unspoiled front outlook. Ceiling light fitting and access into the modern en-suite shower room.

#### EN-SUITE SHOWER ROOM:

10'1 x 3'9 (3.07m x 1.14m)

Of attractive contemporary design. Providing NEWLY FITTED wood-effect vinyl flooring. A fitted shower with electric shower facility and floor to ceiling tiled splash backs. Low level W.C and pedestal wash hand basin with chrome taps. Medium height walled tiled splash backs. Recessed ceiling spotlights. Obscure uPVC double glazed window to the side elevation with fitted roller blind.







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

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D' (66)**

**Local Information & Amenities: Winthorpe**

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: 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. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

**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 an 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.

**BEDROOM TWO:**

13'2 x 10'2 (4.01m x 3.10m)

An additional DOUBLE bedroom. Located at the rear of the bungalow. Providing NEWLY FITTED grey carpeted flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation with fitted vertical blinds. Overlooking the lovely private garden.

**BEDROOM THREE:**

13'2 x 8'1 (4.01m x 2.46m)

A further DOUBLE bedroom. Located at the rear of the property. Providing NEWLY FITTED grey carpeted flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation with fitted vertical blinds. Overlooking the lovely private garden.

**BATHROOM:**

6'4 x 6'10 (1.93m x 2.08m)

Of stylish modern design. Providing NEWLY FITTED wood-effect vinyl flooring. A panelled bath with mixer tap and over-head showering facility. Low level W.C and pedestal wash hand basin with chrome taps. Chrome heated towel rail. Recessed ceiling spot lights. Floor to ceiling walled tiled splash backs. Shaver point. Obscure uPVC double glazed window to the side elevation, with a fitted roller blind.

**INTEGRAL GARAGE:**

17'3 x 8'2 (5.26m x 2.49m)

Providing a manual up/ over garage door. Power and lighting. Access to the modern 'WORCESTER' boiler and electrical RCD consumer unit. Loft hatch access point, providing insulation and partial boarding to the water tank. Obscure uPVC double glazed window to the side elevation.

**Externally:**

The bungalow stands on an enviable 0.12 of an acre private plot. The front aspect provides an extensive driveway. Allowing off-street parking for multiple vehicles, with access into the integral garage. The front garden is of general low-maintenance and laid to lawn, with gravelled borders and low-level fenced side boundaries. There is a low-level hedged front boundary. There is excellent scope to create additional off-street parking, if required. The side aspect gives access via a concrete pathway to the gas and electricity meters. With access into the kitchen via a side uPVC external door. The beautifully maintained rear garden retains a high-degree of privacy. Predominantly laid to lawn with an array of well-tended borders, with a variety of established bushes and shrubs. There is a generous paved seating area and a concrete pathway leading to a large garden shed on a concrete base. There is an outside tap and newly installed external security light. The bungalow hosts fully fenced side and rear boundaries, with a delightfully unspoiled tree-lined outlook to the right side aspect.

**AGENTS NOTE: Front Garden**

The vendor has disclosed that part of the front garden is believed to be owned by the local authority. We understand this is common for similar properties within the vicinity. This has been identified on the site plan, within the property details. Please speak to the agent for details and clarification.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides a fully serviced alarm system, gas central heating via a modern annually serviced 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: 1,343 Square Ft.**

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

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











### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>81</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>66</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |