



Swinderby Road, Collingham, Newark

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OLIVER REILLY 



# Swinderby Road, Collingham, Newark

Offers in excess of £295,000



- EXTENDED SEMI-DETACHED HOME
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- TWO LARGE RECEPTION ROOMS
- STUNNING OPEN-PLAN DINING KITCHEN
- SOUTH FACING GARDEN & EXTENSIVE DRIVEWAY
- BEAUTIFUL CONTEMPORARY DESIGN
- SOUGHT-AFTER VILLAGE LOCATION
- GF SHOWER ROOM & UTILITY
- LARGE DETACHED BRICK WORKSHOP
- NO CHAIN! Tenure: Freehold EPC 'D' (66)

## SPACIOUSLY SPECTACULAR!

WHAT A FIND..! This attractive, SIGNIFICANTLY EXTENDED and IMPECCABLY PRESENTED semi-detached home HAS IT ALL! Standing proud in the highly sought-after and extremely well-served village of Collingham. Closely linked with Newark Town Centre and the historic City of Lincoln. You're in for a real treat here! This charming, handsome and homely property enjoys a superb free-flowing contemporary design. Ready and waiting for your immediate appreciation! The property's well-appointed internal layout comprises: Entrance hall, large lounge with log burner and French doors, a STUNNING OPEN-PLAN DINING KITCHEN. Hosting a vast range of integrated 'NEFF' appliances, breakfast bar, walk-in pantry and Velux roof light. The ground floor also enjoys a separate sitting room with a vaulted ceiling with two Velux roof lights. Lending itself as a ground floor fourth bedroom, complemented by a separate utility room and stylish shower room. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a modern three-piece bathroom. Externally, the property boasts a wonderful 0.14 of an acre private plot. The front aspect is greeted by a substantial gravelled driveway. Ensuring ample off-street parking. The well-appointed SOUTH-FACING rear garden hosts a paved seating area, established pond, high-degree of privacy and a SUPERB DETACHED BRICK WORKSHOP. Providing power, lighting and two Velux roof lights. Promoting multi-purpose use/ potential. Further benefits of this all round excellent home include uPVC double glazing and gas central heating via a modern combination boiler. PUT THIS AT THE TOP OF YOUR LIST! An eye-catching home, set to tick all your boxes! Marketed with NO ONWARD CHAIN..!

### ENTRANCE HALL: 11'5 x 7'6 (3.48m x 2.29m)

Accessed via a secure hard-wood front entrance door. Providing complementary oak flooring, carpeted stairs rising to the first floor with uPVC double glazed window to the front elevation. Recessed ceiling spotlights, PIR alarm sensor, smoke alarm, central heating thermostat, alarm control panel and a large fitted storage cupboard with shelving. Access into the generous dining kitchen and lounge.

### LOUNGE: 18'1 x 13'10 (5.51m x 4.22m)

A SIZEABLE RECEPTION ROOM. Providing carpeted flooring, ceiling light fitting, double panel radiator and TV point. Exposed feature fireplace houses an inset log burner with a raised stone hearth and oak mantle. uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out onto the paved seating area, in the rear garden. Max measurements provided.

### OPEN-PLAN DINING KITCHEN: 21'8 x 13'2 (6.60m x 4.01m)

Max measurements provided for full open-plan space.

### BREAKFAST KITCHEN AREA: 13'2 x 9'6 (4.01m x 2.90m)

OF STUNNING MODERN DESIGN. Providing stylish porcelain tiled flooring. The high-specification fitted kitchen hosts a vast range of fitted cream high-gloss wall and base units with Iroko laminate work surfaces over. Inset 'FRANKE' sink unit with chrome mixer tap and drainer. There are a complementary range of integrated 'NEFF' appliances including: An electric medium-height oven, separate five ring gas hob with stainless steel extractor hood above. There is an under counter dishwasher and fridge. Fitted breakfast bar with under counter base units. Two uPVC double glazed windows to the front elevation. Velux roof light to the front elevation. Two ceiling light fittings and open-plan access through to the dining area.

### DINING AREA: 11'0 x 10'6 (3.35m x 3.20m)

A lovely generous space. Perfect for family life and entertaining. Enjoying continuation of the porcelain tiled flooring. Sufficient dining space. A double panel radiator, recessed ceiling spotlights, smoke alarm and PIR alarm sensor. Walk-in pantry with ceiling light fitting, shelving and electrical RCD consumer unit. uPVC double glazed French doors open out onto a lovely paved seating area, within the rear garden. There is internal access into the secondary sitting room/ fourth bedroom. Max measurements provided.

### SITTING ROOM: 12'7 x 11'6 (3.84m x 3.51m)

A DELIGHTFUL AND GENEROUS RECEPTION ROOM. Providing oak flooring, a delightful vaulted ceiling with a ceiling light fitting, two Velux roof lights, PIR alarm sensor, a double panel radiator and uPVC double glazed window to the side elevation. Access into the utility room.

### UTILITY ROOM: 6'10 x 5'10 (2.08m x 1.78m)

With tiled flooring. Providing fitted wall and base units, with dark work surfaces over. Inset stainless steel sink with drainer and mixer tap. Under counter plumbing/ provision for a washing machine. Provision for a freestanding fridge freezer. Ceiling light fitting, double panel radiator, loft hatch access point with pull-down ladder. uPVC double glazed window to the side elevation. uPVC double glazed rear access door leads into the garden. Internal access into the shower room.

### GROUND FLOOR SHOWER ROOM: 6'9 x 6'2 (2.06m x 1.88m)

Of stylish contemporary design. Providing tiled flooring. A walk-in shower cubicle with mains shower facility and rainfall effect shower head. Floor to ceiling two-tone tiled splash backs. Low-level W.C, wall-mounted ceramic wash hand basin with chrome mixer tap. Chrome heated towel rail. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.





**FIRST FLOOR LANDING:**

8'8 x 3'5 (2.64m x 1.04m)  
 Providing carpeted flooring, a balustrade with oak handrail, ceiling light fitting, smoke alarm, PIR alarm sensor, loft hatch access point, uPVC double glazed window to the front elevation. Access into the family bathroom and all three well-proportioned bedrooms.

**MASTER BEDROOM:**

14'1 x 10'6 (4.29m x 3.20m)  
 A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, clever fitted low-level storage cupboard, double panel radiator, provision for large wardrobes with sliding mirrored doors. uPVC double glazed window to the rear elevation. Overlooking the delightful rear garden.

**BEDROOM TWO:**

10'10 x 10'6 (3.30m x 3.20m)  
 AN EQUALLY LARGE DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the rear elevation. Looking over the generous rear garden.

**BEDROOM THREE:**

10'5 x 7'2 (3.18m x 2.18m)  
 A FURTHER WELL-APPOINTED BEDROOM. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the front elevation.

**FIRST FLOOR BATHROOM:**

6'10 x 5'5 (2.08m x 1.65m)  
 Of attractive modern design. Providing tiled flooring. A panelled bath with mains shower facility and wall-mounted glass shower screen. Hosting floor to ceiling white tiled splash backs, Low-level W.C with integrated push button flush. White ceramic wash hand basin with chrome mixer tap, illuminated vanity mirror and tiled splash backs with integrated under counter vanity storage unit. Double panel radiator, recessed ceiling spotlights, Obscure uPVC double glazed window to the rear elevation.

**DETACHED BRICK WORKSHOP:**

18'1 x 10'2 (5.51m x 3.10m)  
 Located at the bottom of the garden. Of brick built construction, with a pitched pantile roof. Providing power, lighting, a uPVC front door and uPVC double glazed window to the front elevation. Two Velux roof lights. Benefiting from multi-purpose potential, to suite a variety of requirements.

**EXTERNALLY:**

The property stands on an enviable 0.14 of an acre plot. The front aspect is greeted by an extensive gravelled driveway, allowing ample off-street parking. Sufficient for multiple vehicles, including a caravan/ motor home. There are surrounding established bushes and planted borders. An oak framed entrance porch gives access to the front door. A secure left sided access gate leads via a gravelled pathway, down to the well-appointed and fully enclosed, private SOUTH-FACING rear garden. Predominantly laid to lawn, with a gravelled area directly from the utility room. A generous paved seating area, linked from the French doors in the lounge and dining area, with rail-way sleepers. Perfect for relaxing in the sunshine! Enjoying a mature apple tree and established pond. There is access to the detached workshop. Provision for a garden shed and a log store. Three external lights, a security light, double external power socket and outside tap. Providing high-level hedged side and rear boundaries.

**Services:**

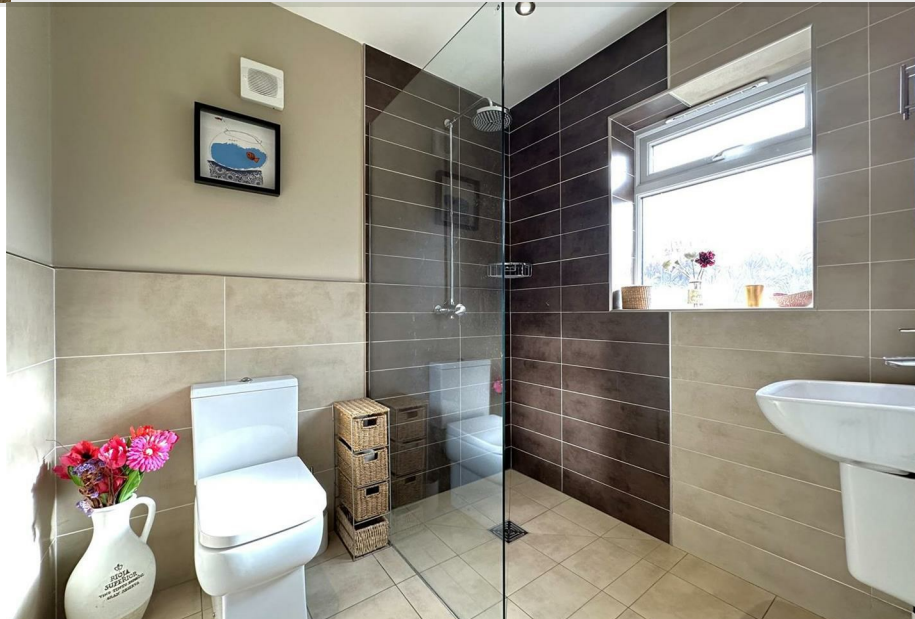
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler and uPVC double glazing throughout.

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.

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

**Approximate Size: 1,260 Square Ft.**

Measurements are approximate and for guidance only.



**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

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

**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 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.

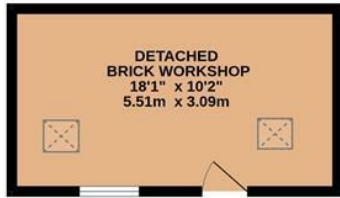
**Draft Details-Awaiting Approval:**

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

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	