



Pinfold Close, Collingham, Newark

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OLIVER REILLY 



Pinfold Close, Collingham, Newark

Offers in excess of £290,000

- STUNNING DETACHED BUNGALOW
- IDYLIC CUL-DE-SAC SETTING
- STYLISH SHOWER ROOM & CLOAKROOM
- TWO GATED DRIVEWAYS & ATTACHED GARAGE
- EXCEPTIONAL PRESENTATION!
- TWO DOUBLE BEDROOMS (FORMERLY THREE)
- POPULAR VILLAGE FULL OF AMENITIES
- WONDERFUL OPEN-PLAN DINING KITCHEN
- CAPTIVATING CORNER PLOT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'



ENTRANCE PORCH: 6'4 x 2'9 (1.93m x 0.84m)
Of part brick and uPVC construction. Accessed via a clear uPVC side entrance door. Providing carpeted flooring, uPVC double glazed windows to the front and left side elevation. Access into the inner hall.

INNER HALL: 2'10 x 2'10 (0.86m x 0.86m)
Accessed via a secure obscure uPVC double glazed entrance door. Providing carpeted flooring and a ceiling light fitting. Access into the kitchen, lounge and cloakroom/ W.C.

CLOAKROOM/ W.C.: 5'5 x 2'10 (1.65m x 0.86m)
Accessed via a complementary oak internal door. Of contemporary design. Installed within the last two years. Providing vinyl flooring, a low-level W.C and a ceramic wash hand basin with chrome mixer tap and partial black brick-effect tiled splash backs. Ceiling light fitting, black nickel light switch and an obscure uPVC double glazed window to the side elevation.

CONTEMPORARY KITCHEN: 11'9 x 8'9 (3.58m x 2.67m)
Accessed via a complementary oak internal door from the hall. Of STYLISH CONTEMPORARY DESIGN. NEWLY INSTALLED In March 2024. Providing wood-effect vinyl flooring. Hosting a vast range of complementary grey wall and base units with Quartz effect work surfaces over and wall tiled splash backs. Inset 'Quartz' 1.5 bowl sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over, black stainless steel extractor hood above and glass splash back. Provision for a freestanding fridge freezer and plumbing/provision for an under counter washing machine. Access to the modern electrical RCD consumer unit (recently installed in March 2024 with a 5 year electrical safety certificate). An LED ceiling light, black nickel sockets/ switches and a double panel radiator, uPVC double glazed window to the side elevation and an obscure uPVC double glazed side external door, gives access into the driveway/ into the garden. An eye-catching open-archway leads through to the dining room.

DINING ROOM: 8'9 x 6'10 (2.67m x 2.08m)
A well-appointed reception room. FORMERLY BEDROOM THREE. Providing continuation from the kitchen of the wood-effect vinyl flooring. Providing sufficient dining space, an LED ceiling light, black nickel sockets/ switches with USB connectivity, a single panel radiator and a uPVC double glazed window to the side elevation. Access into the inner hall, via a complementary oak internal door.

HALLWAY: 6'9 x 6'4 (2.06m x 1.93m)
With carpeted flooring, a single panel radiator, ceiling light fitting, black nickel light switches central heating thermostat, loft hatch access point and a fitted airing cupboard, with shelving. Housing the 'Worcester' boiler. Providing a guarantee until August 2024. Access into both DOUBLE bedrooms, the modern shower room and lounge.

GENEROUS LOUNGE: 15'3 x 12'9 (4.65m x 3.89m)
Accessed via a complementary oak internal door, from both hallways. A SPACIOUS RECEPTION ROOM. Providing carpeted flooring, an LED ceiling light, black nickel sockets/ switches, a large single panel radiator, TV point, black nickel sockets and switches with USB connectivity, and a freestanding log-effect electric fire. uPVC double glazed window to the front elevation.

VILLAGE LIFE AWAITS...! IT'LL BE SO HARD TO SAY NO...

To this EXCEPTIONAL DETACHED HOME. Perfectly positioned at the head of a quiet residential cul-de-sac. Shared with only four other bungalows, within the heart of the extremely popular and AMENITY-FILLED VILLAGE of Collingham. Boasting excellent transport links and ease of access to both Newark and Lincoln. This STUNNING, STRIKING AND STYLISH bungalow is a real credit to the existing owner. Having been SIGNIFICANTLY BROUGHT BACK TO LIFE. After undergoing an extensive renovation project. Creating a bright, airy and tastefully contemporary home. This TWO DOUBLE BEDROOM bungalow retains its FORMER THREE BEDROOM footprint and also stands on an enviable 0.12 of an acre corner plot. The inviting internal design promotes a free-flowing layout comprising: Entrance porch, an inner hall, cloakroom/ W.C, FABULOUS OPEN-PLAN DINING KITCHEN. Recently Installed in March 2024. An inner hallway, LARGE LOUNGE, luxurious shower room and TWO DOUBLE BEDROOMS. Externally, the captivating corner plot is dressed to impress! Greeted by TWO GATED DRIVEWAYS. Ensuring ample off-street parking and access down to an attached single garage. Providing power, lighting. The side and rear gardens are established with a wonderful array of mature shrubs and bushes. Beautifully maintained and highly private to ensure maximum tranquility! Further benefits of this marvellous modern-day BEAUTY include uPVC double glazing throughout and gas central heating via a modern boiler, with warranty remaining! Prepare to be IMPRESSED. This remarkable residence has everything you could want.. AND MORE! Step inside and see for yourself...!





Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (63)

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.

MASTER BEDROOM:

12'2 x 11'10 (3.71m x 3.61m)

Accessed via a complementary oak internal door. A LOVELY DOUBLE BEDROOM. Located to the rear of the bungalow. Providing carpeted flooring, a single panel radiator, ceiling light fitting and black nickel sockets/ switches with USB connectivity. uPVC double glazed window to the rear elevation. Overlooking the private enclosed garden.

BEDROOM TWO:

11'10 x 9'7 (3.61m x 2.92m)

Accessed via a complementary oak internal door. A FURTHER DOUBLE BEDROOM. Located at the rear of the bungalow. Providing carpeted flooring, a double panel radiator, ceiling light fitting black nickel sockets/ switches with USB connectivity. uPVC double glazed window to the rear elevation. Overlooking the garden.

MODERN SHOWER ROOM:

6'10 x 6'2 (2.08m x 1.88m)

Accessed via a complementary oak internal door. Of STUNNING CONTEMPORARY DESIGN. Providing tiled flooring. A large walk-in shower with mains shower facility and complementary floor to ceiling wall tiling. A low-level W.C and ceramic wash hand basin. Inset to a fitted vanity storage unit, with chrome mixer tap and wall tiled splash back. Double panel radiator, LED ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

ATTACHED SINGLE GARAGE:

16'6 x 7'10 (5.03m x 2.39m)

Of brick built construction. Accessed via a manual up/ of garage door. Installed within the last 7 years. Providing power and lighting. Obscure wooden window to the right side elevation. A hardwood left sided personnel door gives access into the rear garden.

EXTERNALLY:

The bungalow is pleasantly positioned at the head of a quiet residential cul-de-sac. Shared with only four other homes. Standing on an enviable 0.12 of an acre corner plot. The front aspect is greeted with TWO wrought-iron double gated concrete driveways. Enjoying AMPLE OFF-STREET PARKING. One of which leads down to the attached garage, where there is an outside light and external cold water tap. The front garden is beautifully maintained, predominantly laid to lawn, with an array of lovely planted borders. This leads round to a generous side garden. Also laid to lawn. The rear garden is equally well-maintained. Laid to lawn, with a vast array of established shrubs, bushes and trees. There is access into the attached garage. This is a WONDERFULLY PRIVATE AND IDYLIC SPACE. Ensuring maximum tranquility, all year round. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'Worcester' boiler and uPVC double glazing throughout. This excludes the wooden window and door in the garage. 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.

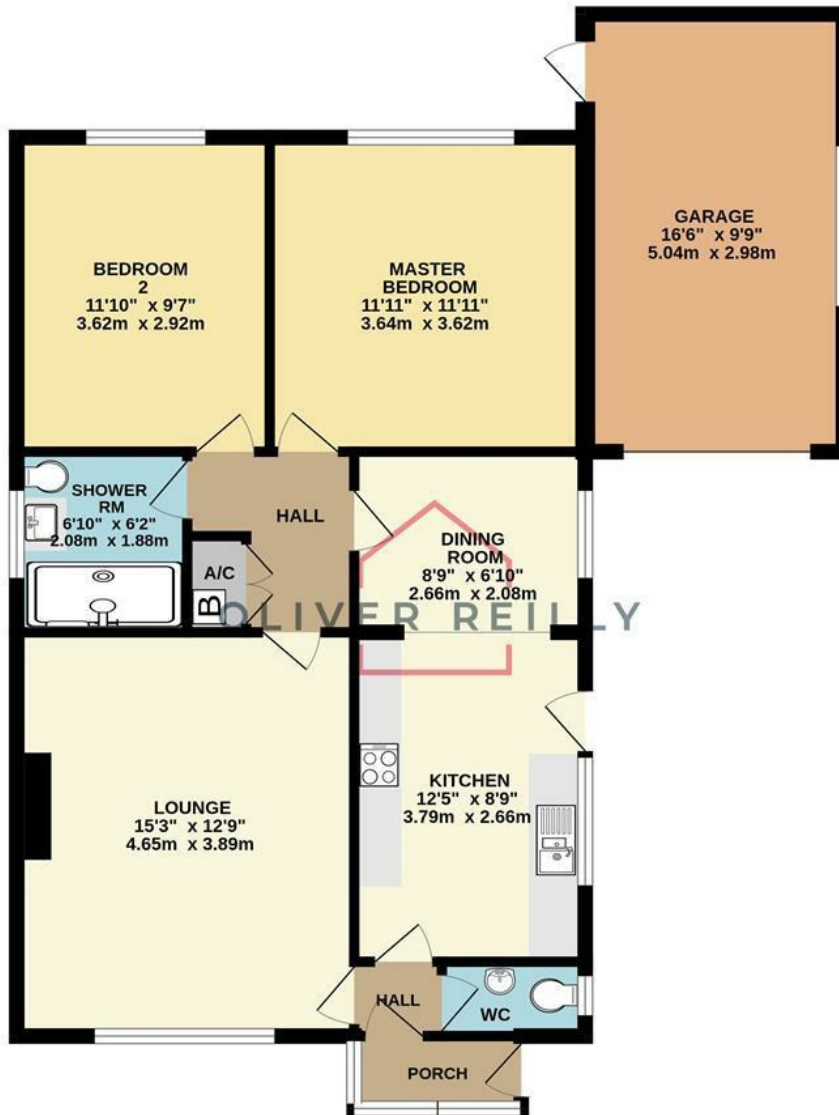
Approximate Size: 904 Square Ft.

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

Tenure: Freehold. Sold with vacant possession.







TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 