



Oaklands Close, Collingham, Newark

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 OLIVER REILLY



# Oaklands Close, Collingham, Newark

Offers in excess of £395,000

- FAMILY-SIZED DETACHED HOME
- QUIET CUL-DE-SAC SETTING
- THREE RECEPTION ROOMS & CONSERVATORY
- FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS 0.17 OF AN ACRE PLOT
- FOUR BEDROOMS
- POPULAR & WELL-SERVED VILLAGE LOCATION
- GF W.C & UTILITY ROOM
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B' (82)

A FIRM FAMILY FAVOURITE...! WITH MORE THAN MEETS THE EYE!

Holding the key to your heart, this perfectly positioned and excellently sized detached family home, is pleasantly situated at the head of a quiet residential cul-de-sac. Within the HIGHLY DESIRABLE and EXTREMELY WELL-SERVED village of Collingham. Packed with amenities! The property enjoys an expansive and free-flowing internal layout, comprising: Inviting entrance hall, ground floor W.C, a spacious breakfast kitchen, separate utility room, large living room, dining room, conservatory and a study. The first floor hosts FOUR WELL-PROPORTIONED BEDROOMS. An en-suite to the master and a separate three-piece family bathroom. Externally, the property stands on a deceptive 0.17 of an acre plot. The huge front aspect boasts a SUBSTANTIAL DRIVEWAY. Allowing ample off-street parking. Sufficient for a wide array of vehicles, including a caravan/ motor home. Giving access into a DETACHED DOUBLE GARAGE. The well-appointed and highly-private rear garden leaves so much to the imagination. Predominantly hard-landscaped, allowing you to inject your own personality! Further benefits of this all-round modern-day residence include uPVC double glazing throughout, a high energy efficiency rating, (EPC: B) and gas fired central heating. SEEING IS BELIEVING. This wonderfully proportioned home has all the space you could want... AND MORE...! Step inside and see for yourself!



<b>ENTRANCE HALL:</b>	12'10 x 9'9 (3.91m x 2.97m)
<b>GROUND FLOOR W.C:</b>	6'9 x 3'10 (2.06m x 1.17m)
<b>SPACIOUS BREAKFAST KITCHEN:</b>	13'7 x 8'9 (4.14m x 2.67m)
<b>UTILITY ROOM:</b>	8'9 x 5'2 (2.67m x 1.57m)
<b>BOW-FRONTED LIVING ROOM:</b>	22'6 x 11'3 (6.86m x 3.43m)
<small>Max measurements provided.</small>	
<b>DINING ROOM:</b>	9'4 x 9'1 (2.84m x 2.77m)
<b>CONSERVATORY:</b>	13'8 x 11'10 (4.17m x 3.61m)
<b>STUDY:</b>	9'10 x 7'10 (3.00m x 2.39m)
<b>FIRST FLOOR LANDING:</b>	10'3 x 3'10 (3.12m x 1.17m)
<b>MASTER BEDROOM:</b>	12'1 x 11'1 (3.68m x 3.38m)
<b>EN-SUITE SHOWER ROOM:</b>	6'6 x 5'3 (1.98m x 1.60m)
<b>BEDROOM TWO:</b>	11'9 x 11'8 (3.58m x 3.56m)
<b>BEDROOM THREE:</b>	10'8 x 7'9 (3.25m x 2.36m)
<b>BEDROOM FOUR:</b>	10'2 x 6'6 (3.10m x 1.98m)
<b>FAMILY BATHROOM:</b>	8'6 x 7'9 (2.59m x 2.36m)
<b>DETACHED DOUBLE GARAGE:</b>	
<b>EXTERNALLY:</b>	



**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: 1,426 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'****Tenure: Freehold. Sold with vacant possession.****EPC: Energy Performance Rating: 'B' (82)****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, Coffee shop, newly established Gym. 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:**

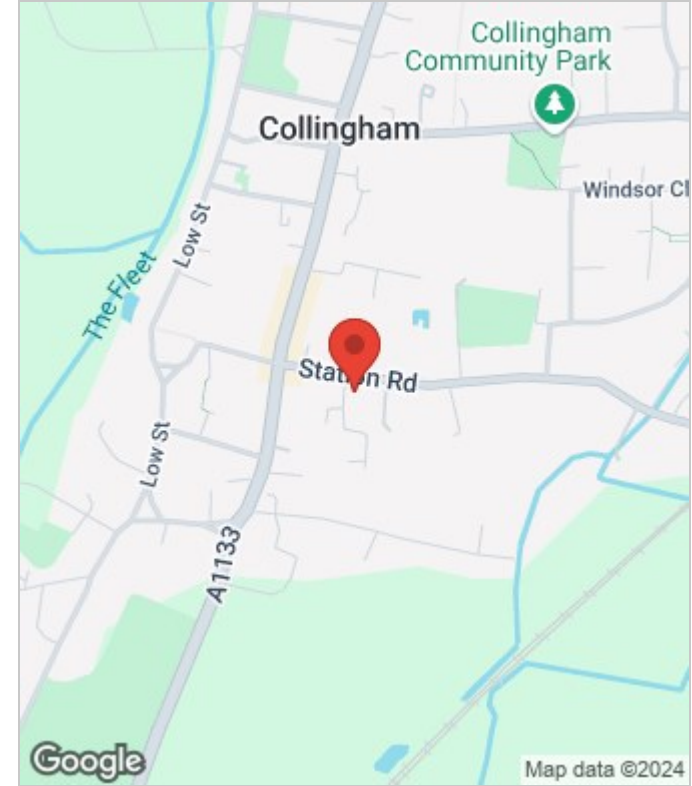
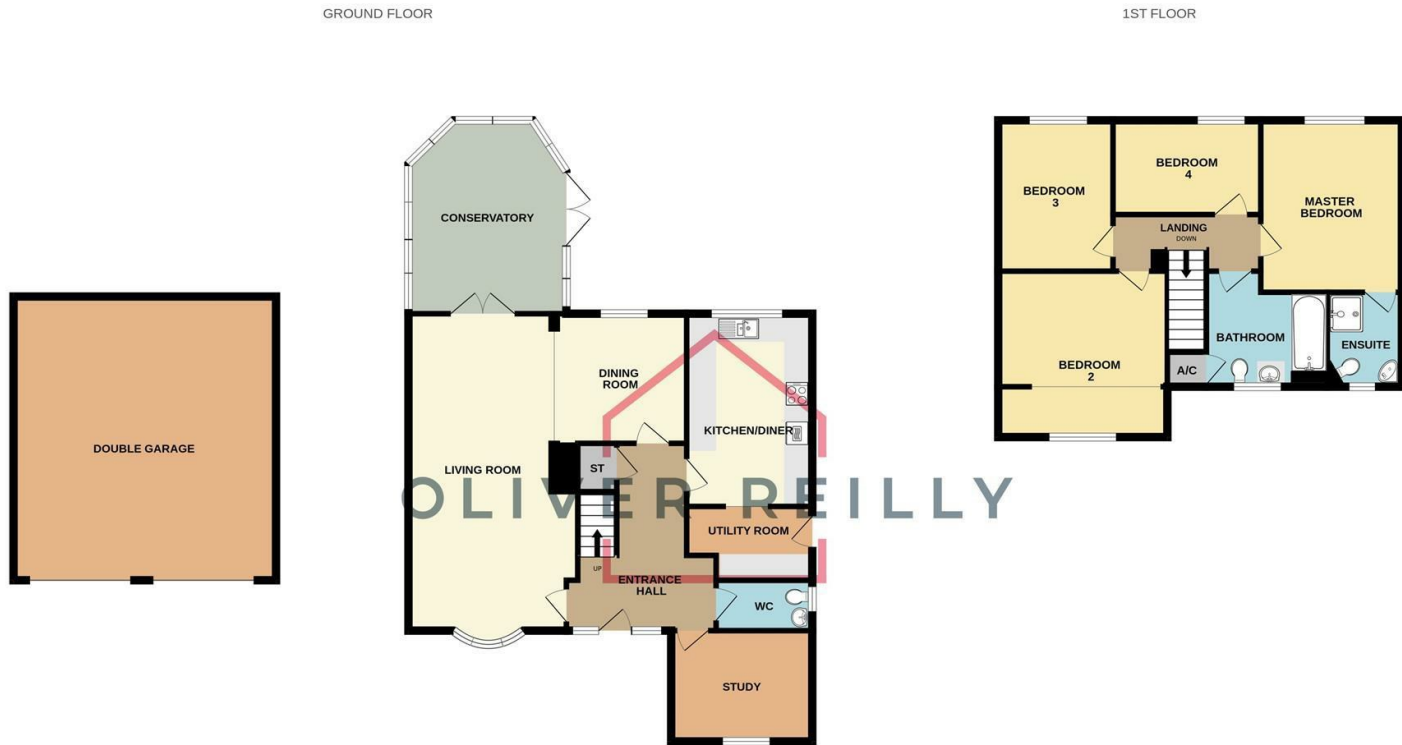
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	