



Regents Close, Collingham, Newark

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OLIVER REILLY



Regents Close, Collingham, Newark

- LOVELY END TERRACE HOME
- SOUGHT-AFTER VILLAGE WITH AMENITIES
- GF W.C & FIRST FLOOR LANDING
- NEW WINDOWS FITTED IN 2022
- EXTENSIVE DRIVEWAY WITH CARPORT
- THREE BEDROOMS
- QUIET CUL-DE-SAC SETTING
- GENEROUS LOUNGE/DINER
- NEW BOILER WITHIN THE LAST 3 YEARS
- LOW-MAINTENANCE GARDEN. Tenure: Freehold EPC: 'D'

Guide Price: £180,000 - £190,000. MAKE THIS THE ONE FOR YOU..!

Here we have a wonderful opportunity to acquire a spacious, modern family-sized residence. Perfectly positioned in a quiet residential cul-de-sac in the highly desirable and extremely WELL SERVED village of Collingham. Hosting a vast array of amenities and transport links, close to both Newark and Lincoln.

This attractive end terrace home has been very well maintained and promises the perfect change for you to inject your own personality and MAKE YOUR MARK!

The property's well-proportioned internal layout comprises: Entrance hall, ground floor W.C, a contemporary kitchen and a LARGE OPEN-PLAN LOUNGE/DINER. The first floor landing leads into a three-piece bathroom and THREE EXCELLENT SIZED BEDROOMS.

Externally, the property welcomes a large frontage, with an extensive MULTI-CAR DRIVEWAY, with a carport. The well-appointed rear garden is of general low maintenance. Retaining a high-degree of privacy, a paved seating area and a large garden shed/ workshop, with power.

Further benefits of this FIRM FAMILY FAVOURITE include majority uPVC double glazing. Replaced within the last two years and gas central heating. Via a modern boiler. Replaced within the last three years.

WHAT A FIND..! This truly is a great place to call home. Ready and waiting for your appreciation!

Guide Price £180,000 - £190,000



ENTRANCE HALL: 9'3 x 3'3 (2.82m x 0.99m)

Accessed via obscure panelled wooden external door, providing ceramic tiled flooring, a ceiling light fitting, double panel radiator and a wall mounted electrical RCD consumer unit. Carpeted stairs rise to the first floor. Open access through to the kitchen. An internal door opens into the lounge diner and the ground floor W.C.

GROUND FLOOR W.C: 5'7 x 2'8 (1.70m x 0.81m)

With continuation of the ceramic tiled flooring. A low-level W.C with push button flush and a corner fitted ceramic wash hand basin with chrome tap and partial wall tiled splash-backs. Ceiling light fitting and an obscure hardwood window to the front elevation.

KITCHEN: 9'3 x 8'4 (2.82m x 2.54m)

With continuation of the ceramic tiled flooring. The modern kitchen provides a range of fitted wall and base units with patterned laminate roll-top work surfaces over and black wall tiled splash backs. Inset oval stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding cooker with wall mounted extractor hood above. Under counter plumbing/ provision for a washing machine, fridge and freezer. Two ceiling light fittings. Access to the modern 'IDEAL' gas boiler with wall mounted central heating/hot water thermostat. uPVC double glazed window to the front elevation.

GENEROUS LOUNGE/DINER: 14'8 x 13'10 (4.47m x 4.22m)

A generous multi-purpose reception room, providing complementary laminate flooring, two ceiling light fittings, a large single panel radiator, TV connectivity point and a fitted under-stairs storage cupboard. Aluminium double glazed sliding doors lead out onto a paved seating area, within the well-appointed enclosed garden. Max measurements provided.

FIRST FLOOR LANDING: 8'1 x 3'1 (2.46m x 0.94m)

Providing wood-effect laminate flooring, a ceiling light fitting, smoke alarm, loft hatch access point. The landing leads into the family bathroom and all three well-proportioned bedrooms.

MASTER BEDROOM: 12'4 x 8'3 (3.76m x 2.51m)

A generous DOUBLE bedroom, located at the front of the house, providing continuation of the wood-effect laminate flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO: 10'10 x 8'4 (3.30m x 2.54m)

A further DOUBLE bedroom, located at the rear of the house, providing continuation of the wood-effect laminate flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation, overlooking the private garden. Max measurements provided.

BEDROOM THREE: 7'3 x 6'4 (2.21m x 1.93m)

A well-appointed single bedroom, providing continuation of the wood-effect laminate flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation.



**FAMILY BATHROOM:**

8'7 x 6'4 (2.62m x 1.93m)

Of modern design. Providing tile-effect vinyl flooring. A wooden panelled bath with chrome taps and floor to ceiling white wall tiling. A wall mounted electric shower facility and provision for a shower curtain. Low-level W.C with levered flush and a pedestal wash hand basin with chrome taps. Partial medium height wall panelling. Ceiling light fitting, single panel radiator and a fitted airing cupboard. Housing the hot water cylinder with surrounding shelving. Obscure uPVC double glazed window to the front elevation. Max measurements provided.

EXTERNALLY:

The front aspect is greeted with dropped kerb vehicular access onto an extensive double gated paved driveway, leading down to a timber framed carport with poly-carbonate roof. There is ample off-street parking for multiple vehicles. A large low maintenance front garden is predominantly gravelled with a mature Silver birch tree. Providing an opportunity for additional off-street parking. A paved pathway leads to the front entrance door with a storm canopy and concealed gas/electricity meter boxes. There are fenced front and side boundaries. A right sided low-level timber gate opens onto a paved pathway, leading into the well-appointed, low maintenance rear garden. Retaining a vast degree of privacy. There is a lovely paved seating area, directly accessed from the sliding doors in the lounge/diner. The garden is predominantly gravelled with raised planted side borders. The bottom of the garden has a large garden shed/workshop. Providing power. 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 boiler, installed within the last 3 years and majority 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: 690 Square Ft.

Measurements are approximate and for guidance only.

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

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D' (59)**

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 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.

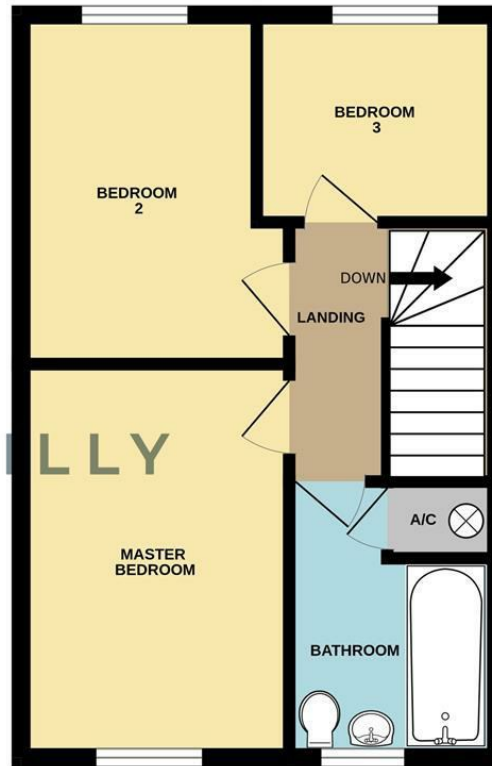




GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	