



Blue Grass, Cottage Lane, Colingham, Newark

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 OLIVER REILLY



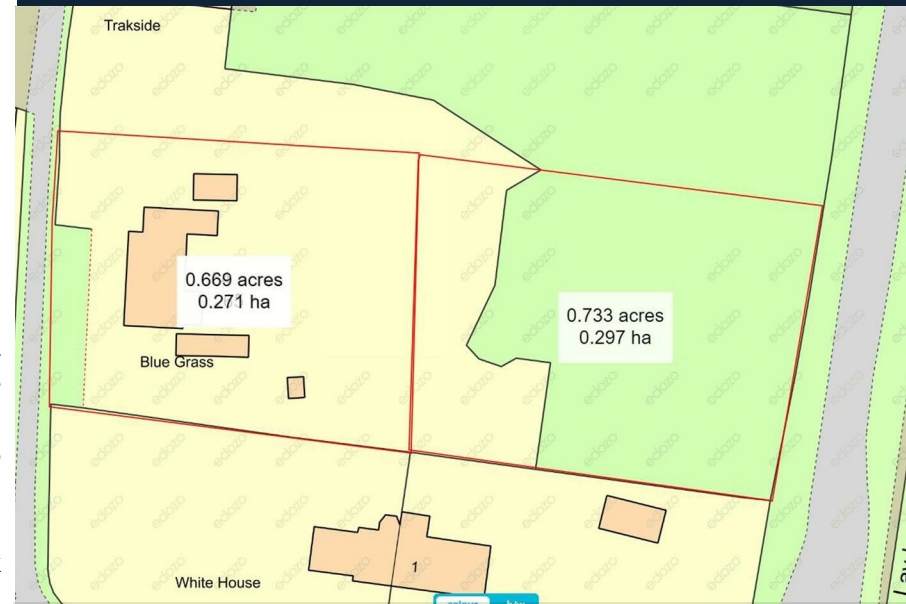
Blue Grass, Cottage Lane, Colingham, Newark

- Extensive Detached Bungalow
- Superb Non-Estate Position
- Spacious Living Room & Dining Kitchen
- Potential To Add Value & Improve
- Detached Garaging & Driveway
- FOUR Sizeable Bedrooms
- Highly Sought After Village Location
- Shower Room & En-Suite
- Highly Private & Substantial Plot
- Tenure: Freehold. EPC: 'D' ** SOLD PRIOR TO MARKETING! **

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A REAL ONE OFF! PRIVATE NON-ESTATE BUNGALOW, PROVIDING HEAPS OF POTENTIAL & PRIVACY. NOT TO BE MISSED! Presenting a rare and exciting opportunity to acquire a highly unique detached bungalow, situated within the HIGHLY SOUGHT AFTER village of Colingham, providing access to a wide variety of local amenities, along with superb access onto the A46 to Lincoln and into Newark Town Centre. The property has been occupied since 1977 and presents a very special opportunity to acquire its endless internal and external potential. The bungalow has a substantial layout comprising: Large entrance hall, sizeable bay-fronted living room with attractive exposed brick built fireplace, an equally spacious dual-aspect open plan dining kitchen with AGA and access into a separate utility room with larder. Furthermore there are FOUR DOUBLE bedrooms, two of which host extensive fitted wardrobes. There is also a en-suite shower room benefitting the bay-fronted master bedroom, along with a separate four-piece modern shower room and a conservatory, accessed off bedroom two. Externally the property stands on a significant plot, approximately 0.67 acre or thereabouts, retaining a high degree of privacy, along with suitable space for a considerable extension, if required, subject to planning approvals. There are TWO SIZEABLE GARAGES and a large driveway to the front aspect. Additional woodland is also INCLUDED. Providing an additional 0.7 of an acre (approx.). Further benefits of this highly unique home include majority uPVC double glazing and oil fired central heating. Viewings are SIMPLY ESSENTIAL, in order to gain full appreciation of the wonderfully private and idyllic setting, along with the exciting potential available to this sizeable detached home. Marketed with NO ONWARD CHAIN.

Asking Price: £425,000



Entrance Hall: 24'9" x 5'3" (7.54m x 1.60m)

Accessed from the storm porch via an oak external door. A sizeable hallway with grey tiled floor coverings. Large fitted storage cupboards, housing the boiler, hot water tank, electrical RCD consumer unit and central heating thermostat, providing additional storage. Ceiling smoke alarm. Loft hatch access point, with a ladder, power and lighting, with four strip lights in place and partial boarding for storage. Access into all four bedrooms and the living room. Max measurements provided.

Master Bedroom: 10'8" x 9'6" (3.25m x 2.90m)

DOUBLE bedroom, with feature bay-window to the front elevation, carpeted floor coverings and extensive fitted wardrobes. Access into an en-suite shower room via an internal sliding door.

En-Suite: 11'2" x 3'8" (3.40m x 1.12m)

With multi-access via the master bedroom and hallway. Tiled floor and wall coverings. Providing a walk-in shower with electric shower facility and shower curtain, bidet, low level W.C and a pedestal wash hand basin.

Bedroom Two: 16'1" x 10'8" (4.90m x 3.25m)

A further DOUBLE Bedroom with carpeted floor coverings. uPVC double glazed window to the side and rear elevation. Sliding door leading into the conservatory.

Conservatory: 16'0" x 8'7" (4.88m x 2.62m)

Accessed from bedroom two. Part brick construction with a sloped concrete tiled roof and uPVC double glazed windows to the side and rear elevation with Velux roof light. uPVC double glazed external door, leads out into the rear garden.

Bedroom Three: 15'0" x 10'9" (4.57m x 3.28m)

A generous DOUBLE bedroom with modern grey carpeted floor coverings and extensive fitted wardrobes. uPVC double glazed window to the rear elevation, enjoying a private outlook over the rear garden.

Bedroom Four: 11'4" x 8'8" (3.45m x 2.64m)

With laminate floor coverings and uPVC double glazed window to the front elevation.

Shower Room: 9'4" x 7'7" (2.84m x 2.31m)

Of modern design, with tiled floor coverings. Providing a large double shower cubicle with mains shower facility, extensive fitted storage facilities with inset wash hand basin, low level W.C and part walled tiled splashback's. Wall mounted chrome heated towel rail. part obscure uPVC double glazed window to the front elevation.





Living Room: 26'6 x 13'8 (8.08m x 4.17m)
 A substantial living space, with continuation from the hallway of grey tiled floor coverings. With feature bay-window to the front elevation and French doors opening out onto a paved patio. Exposed brick walking housing a functional coal fire. Two ceiling light fittings. Low level stable door leads into the open plan dining kitchen. Max measurements provided.

Open Plan Dining Kitchen: 23'2 x 12'3 (7.06m x 3.73m)
 A generous open plan living/dining space. Dual-aspect with uPVC double glazed windows to the front and rear (x2) elevation. Central island with inset sink with chrome mixer tap, integrated dishwasher and composite work surface over. Freestanding ARGA with stainless steel splashback and complimentary base units with work surfaces over. Ceiling stip light and inset spot ceiling lights in the dining area. Internal doors giving access into the utility room. Max measurements provided.

Utility Room: 5'7 x 5'4 (1.70m x 1.63m)
 Continuation of grey tiled flooring from the kitchen/Diner. Providing a range of wall and base units. Provision for under counter washing machine. Oak timber external door, leads out to the rear of the property. Internal sliding door leads into the larder.

Larder: 6'2 x 3'6 (1.88m x 1.07m)
 Continuation of tiled floor coverings. Providing useful storage with wooden double glazed window to the rear elevation.

Detached Garage 1: 22'0 x 14'2 (6.71m x 4.32m)
 Of concrete construction with a manual up/over garage door and separate personnel doors leading out to the rear garden.

Detached Garage 2: 26'7 x 8'2 (8.10m x 2.49m)
 Of brick build construction with a pitched concrete tiled roof, providing power, lighting and water. With wooden window to the right side elevation and an internal door giving access into an integral workshop.

Integral Workshop: 8'7 x 8'2 (2.62m x 2.49m)
 Integral to the oversized garage, with wooden window to the rear elevation. providing potential to be utilised for a variety of purposes.

Externally:

The front aspect retains an unspoiled front outlook and has a mature planted frontage and a sizeable sweeping driveway. PLEASE NOTE: There is shared access over the driveway for the neighbouring property at 'Trakside'. There is access into both detached garages on the left and right hand side of the bungalow. The rear garden retains a high degree of privacy and is predominantly laid to lawn with two centrally positioned mature trees and an unspoiled woodland outlook behind. There is an extensive paved patio, the full width of the bungalow. Access into both detached garages and to the oil tank. The property stands on approximately 0.67 acre or thereabouts, with additional land available behind. Exact measurements are due to be confirmed imminently.

Additional Land:

PLEASE NOTE: Additional woodland, located to the rear of the property's rear garden IS INCLUDED in the sale of the property. The additional woodland measures approximately 0.7 acre or thereabouts. The exact measurement is due to be confirmed imminently. Please speak to the agent for further details.

Services:

Water and electricity are connected to the property. There is a septic tank located the rear garden. The property provides oil fired central heating, and majority uPVC double glazing throughout, excluding the timber French doors from the living room, utility and window in the larder.

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.

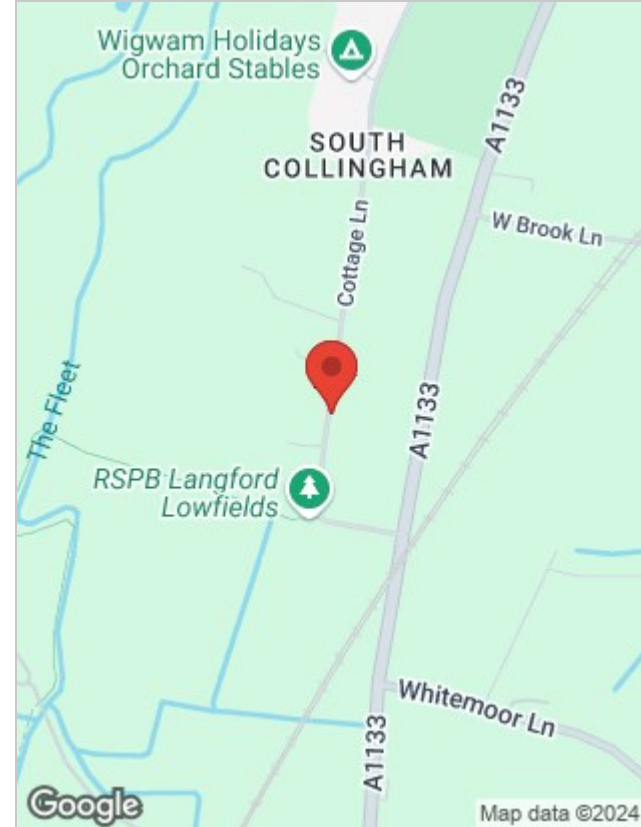
Approximate Size: 1,805 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.







Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C' - tbc

EPC: Energy Performance Rating: 'D'

Local Information & Amenities: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent. The village 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 two Churches and a Methodist Chapel. This particular property is located close to the RSPB nature reserve, benefitting from idyllic countryside and woodland walks, with a variety of wildlife to be seen and appreciated.

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 within 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
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	