

OLIVER REILLY
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FOR SALE
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Swinderby Road, Collingham, Newark

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OLIVER REILLY



Swinderby Road, Collingham, Newark

- SUPERB DETACHED FAMILY HOME
- DESIRABLE VILLAGE LOCATION WITH AMENITIES
- FABULOUS OPEN-PLAN DINING KITCHEN
- LUXURIOUS FAMILY BATHROOM & TWO EN-SUITES
- LOVELY ENCLOSED GARDEN
- FOUR WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM & SITTING ROOM
- GF W.C & UTILITY ROOM
- EXTENSIVE MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'C' (71)

Guide Price: £325,000 - £350,000. **NO CHAIN**

AN ENVIABLE HOME...! SET FOR LOVE AT FIRST SIGHT...!

We welcome you to this BRIGHT & BEAUTIFUL detached family home, situated in the heart of the hugely popular and extremely well-served village of Collingham. Boasting a vast array of excellent amenities and transport links. Including ease of access to Newark, Lincoln and Gainsborough.

This lovingly enhanced residence is a real credit to the existing owners and presents the PERFECT OPPORTUNITY for you to enjoy from the outset. Showcasing a SPACIOUS & VERSATILE internal layout, perfect for any growing family.

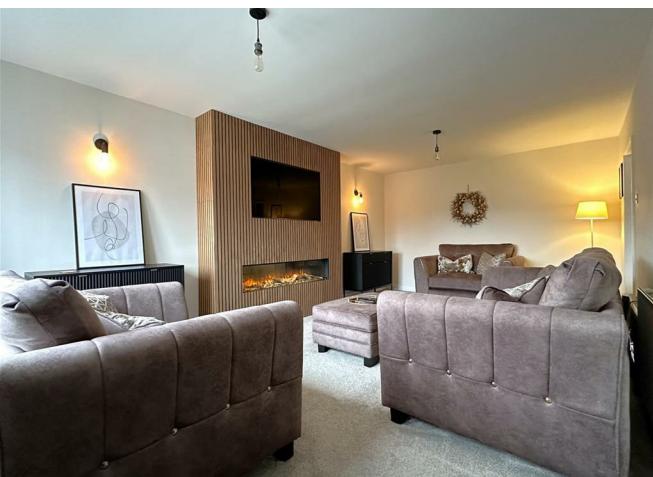
The attractive accommodation comprises: Entrance hall, a large bow-fronted living room with EYE-CATCHING MEDIA WALL. a SUPERB OPEN-PLAN FAMILY DINING KITCHEN, with sliding doors opening out onto a lovely and raised composite decked entertainment area. The ground floor also provides a separate utility room, ground floor W.C and a MULTI-PURPOSE FAMILY ROOM.

The first floor hosts a SHOWSTOPPING FOUR-PIECE FAMILY BATHROOM, Complemented by four WELL-PROPORTIONED bedrooms and en-suite W.C and shower room.

Externally, the front aspect is greeted by a substantial MULTI-CAR DRIVEWAY. Ensuring off-street parking for a variety of vehicles. The beautifully maintained and fully enclosed rear garden is the perfect external escape! Enhanced by a useful garden shed/ workshop.

Further benefits of this CAPTIVATING CONTEMPORARY GEM include uPVC double glazing throughout and gas fired central heating.

CREATE LASTING MEMORIES!...Inside this picture-perfect family home. PRIMED AND READY... for your immediate appreciation! Marketed with **NO ONWARD CHAIN!*



ENTRANCE HALL:

A highly inviting reception hall, accessed via an obscure paned uPVC double glazed front entrance door with medium height obscure uPVC double glazed side panel. With laminate flooring, a ceiling light fitting, smoke alarm, single panel radiator, patterned carpeted stairs with handrail rising to the first floor and access into the generous living room.

6'5 x 3'10 (1.96m x 1.17m)

LARGE LIVING ROOM:

A lovely and substantial family-sized reception room. Providing luxury carpeted flooring, two ceiling light fittings, two wall light fittings, a large double panel radiator, TV connectivity point and an eye-catching MEDIA-WALL with inset illuminated flame-effect electric fire. Paned uPVC double glazed bow-window to the front elevation. Access into the generous dining kitchen.

20'5 x 12'2 (6.22m x 3.71m)

OPEN-PLAN DINING KITCHEN:

A SUPERB OPEN-PLAN FAMILY SIZED SPACE. Providing complementary Herringbone-style laminate flooring. The e-catching fitted kitchen houses a vast range of fitted wall, drawer and base units with laminate wood-effect roll-top work surfaces over and partial grey wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated medium height electric oven with microwave above. Integrated four ring gas hob with glass splash back and stainless steel extractor hood above. Under counter provision for a dishwasher and a freestanding fridge freezer fitted. Larder storage cupboard. Access to the concealed gas-fired boiler. The dining area hosts a complementary panelled feature wall with sufficient space for a large dining table and chairs with ceiling light fitting above. Two stylish vertical radiators and uPVC double glazed sliding doors, opening out onto a lovely raised decked seating area. The kitchen has recessed ceiling spotlights, a large uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side external door leads out to the front and rear garden. Internal access into an inner hallway with fitted storage cupboard. Access through to a separate utility room. Max measurements provided.

24'1 x 16'5 (7.34m x 5.00m)

UTILITY ROOM:

With ceramic tiled flooring, a ceiling light fitting, a fitted work surface with plumbing/provision for a washing machine and tumble dryer. Open access through to the multi-purpose family room and into the ground floor W.C

5'9 x 5'1 (1.75m x 1.55m)

GROUND FLOOR W.C:

With continuation of the ceramic tiled flooring. Providing a low-level W.C with wall inset push-button flush. Corner fitted white ceramic wash hand basin with chrome taps and white wall tiled splash backs. Double panel radiator, ceiling light fitting and uPVC double glazed window to the side elevation.

5'10 x 2'8 (1.78m x 0.81m)

FAMILY ROOM:

A useful MULTI-PURPOSE reception room. Providing complementary wood-effect laminate flooring, a ceiling light fitting, double panel radiator, TV connectivity point, access to the electrical RCD consumer unit and a paned uPVC double glazed window to the front elevation.

10'6 x 8'3 (3.20m x 2.51m)

FIRST FLOOR LANDING:

With two ceiling light fittings, a double panel radiator, wall mounted central heating control panel, loft hatch access point (with pull-down ladder). The landing leads into the stylish family bathroom and all FOUR WELL-PROPORTIONED BEDROOMS. Max measurements provided.

10'8 x 7'5 (3.25m x 2.26m)

MASTER BEDROOM:

A Generous principal DOUBLE bedroom. Providing grey carpeted flooring, two ceiling light fittings, a double panel radiator, uPVC double glazed window to the rear elevation, overlooking the garden. Access into the en-suite shower room. Max measurements provided.

11'8 x 11'4 (3.56m x 3.45m)



EN-SUITE SHOWER ROOM: 10'8 x 2'10 (3.25m x 0.86m)
With white ceramic tiled flooring. A low-level W.C with push-button flush, wall mounted ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. A fitted shower cubicle with mains shower facility, handheld shower head, additional rainfall effect shower head above and floor ceiling white wall tiled splash backs. Chrome heated towel rail, recessed ceiling spotlights and extractor fan.

BEDROOM TWO: 12'5 x 7'10 (3.78m x 2.39m)
a second DOUBLE bedroom, located at the rear of the house, with grey carpeted flooring, a central ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the garden. Internal access into the en-suite W.C.

EN-SUITE W.C: 5'4 x 3'2 (1.63m x 0.97m)
Of modern design, with ceramic tiled flooring, a low-level W.C with push-button flush, wall mounted white ceramic wash hand basin with partial wall tiled splash back. Recessed ceiling spotlights and extractor fan.

BEDROOM THREE: 13'6 x 12'11 (4.11m x 3.94m)
A substantial DOUBLE bedroom, located at the front of the house, providing grey carpet flooring, a central ceiling light fitting, coving, large single panel radiator and a paned uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM FOUR: 8'10 x 8'4 (2.69m x 2.54m)
A well-appointed bedroom, with carpeted flooring, a ceiling light fitting, single panel radiator, large fitted wardrobe with sliding doors, over-stairs storage cupboard and a paned uPVC double glazed window to the front elevation.

FOUR-PIECE FAMILY BATHROOM: 10'7 x 9'7 (3.23m x 2.92m)
Of wonderful contemporary design. Providing tiled flooring, a low-level W.C with integrated push-button flush, a large walk-in shower with coloured floor to ceiling high-gloss aqua boarding, mains shower facility with rainfall-effect shower head and a curved clear-glass shower screen. White ceramic wall mounted wash hand basin with high-gloss splash back. Oval double-ended bath with chrome mixer tap and partial walled splash back. Large chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation. Max measurements provided.

EXTERNALLY:
The front aspect is greeted with dropped kerb vehicular access onto an extensive MULTI-CAR DRIVEWAY. Hosting off-street parking for a variety of vehicles. The front garden is laid to lawn with fenced side and front boundary's. There is scope for additional parking spaces to be created, if required. The frontage gives access to the front entrance door, with external wall light. A right sided wrought-iron gate provides a concrete pathway down to the fully enclosed rear garden. Predominantly laid to lawn, with provision and hard-standing for a garden shed and timber workshop. There is a lovely raised composite decked seating/ entertainment area, directly accessed from the sliding doors within the dining area. Providing floor inset LED lighting and an open spindle balustrade. There is an outside tap, external light, fully fenced side and rear boundaries.

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: 1,420 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (71)
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.

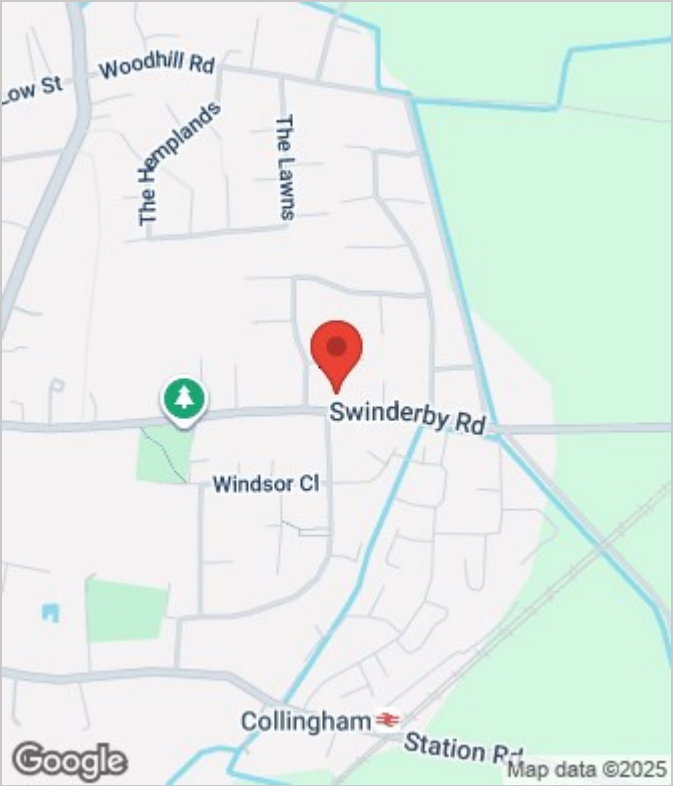
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.





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
Very energy efficient - lower running costs		
(92 plus) A	71	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 