



Deane Close, Collingham, Newark

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 OLIVER REILLY



Deane Close, Collingham, Newark

Guide Price £425,000

- SUPERB DETACHED BUNGALOW
- DELIGHTFULLY QUIET CUL-DE-SAC POSITION
- TWO RECEPTION ROOMS & LARGE SUN ROOM
- DETACHED BRICK BUILT HOME OFFICE
- CAPTIVATING 0.15 OF AN ACRE LANDSCAPED PLOT
- THREE DOUBLE BEDROOMS
- STUNNING CONTEMPORARY KITCHEN & UTILITY
- EYE-CATCHING SHOWER ROOM & EN-SUITE
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'D'

BRIGHT! BEAUTIFUL! & BREATH-TAKING...!! Showcasing MODERN LIVING AT ITS FINEST inside this superb, substantial and IMPECCABLY PRESENTED detached bungalow. Enjoying a captivating corner plot position, at the head of a delightfully quiet cul-de-sac. Situated in the HUGELY POPULAR village of Collingham. Boasting a vast array of amenities and excellent transport links, to Newark Lincoln and Gainsborough.

Having been significantly improved by the current owners, this fabulous modern home is set to LEAVE A LASTING IMPRESSION! Promising a high-degree of living flexibility, attractive internal design and a versatile layout, spanning almost 1,500 square/ft, comprising: Entrance porch, an inviting reception hall with engineered wood flooring, a generous lounge, FABULOUS MODERN KITCHEN, opening through to an equally tasteful utility room. A separate dining room, large conservatory with air conditioning/ heating system, THREE DOUBLE BEDROOMS, a stylish shower room and an attractive en-suite; benefiting the master bedroom.

Externally, the bungalow occupies a wonderful 0.15 of an acre landscaped wrap-around plot. The front aspect is greeted via a MULTI-CAR BLOCK PAVED DRIVEWAY. Leading into an integral garage, with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals. The lovely rear garden enjoys various secluded seating areas, including a raised decked terrace and access into a brilliant DETACHED HOME OFFICE. Providing power, lighting and a fitted air-con/heater unit.

Further benefits of this EXCEPTIONALLY IMPRESSIVE HOME include uPVC double glazing throughout and gas fired central heating.

This excellent residence is simply TOO GOOD TO MISS! Step inside and see for yourself...!



ENTRANCE PORCH: 5'5 x 4'5 (1.65m x 1.35m)
Accessed via a stylish composite obscure blocked front door. Providing cushioned vinyl patterned flooring, access to the electrical RCD consumer unit. An oak obscure hardwood door opens into the reception hall.

RECEPTION HALL: 19'8 x 16'4 (5.99m x 4.98m)
A wonderfully inviting entrance space Providing 'Woodpecker' engineered wooden flooring. Two ceiling light fittings, a modern double panel radiator, telephone connectivity point. Access into both reception rooms, the contemporary shower room and the spacious modern kitchen.

LARGE LOUNGE: 17'7 x 13'8 (5.36m x 4.17m)
A wonderful and generously sized reception room. Providing carpeted flooring, a central ceiling light fitting, coving, TV connectivity point, extensive low-level storage cupboards, alcove shelving, a stylish double panel radiator and a large uPVC double glazed window to the front elevation.

STYLISH MODERN KITCHEN: 11'8 x 10'4 (3.56m x 3.15m)
OF EXQUISITE CONTEMPORARY DESIGN. Providing grey tile-effect flooring. The superb two-tone 'Newark Interiors' fitted kitchen houses a vast range of complementary wall, drawer and base units with wood-effect flat edge work surfaces over, up-stands and white bevelled wall tiled splash backs. Under unit wall lighting, pull-out larder cupboard and fitted carousel cupboard. Inset 1.5 double sink with mixer tap and drainer. Integrated medium height 'AEG' electric double combination oven and separate five ring induction hob with stainless steel extractor hood above. Integrated dishwasher and fridge freezer. Recessed ceiling spotlights, stylish modern radiator, large uPVC double glazed window to the front elevation. Open-access through to the separate utility room.

CONTEMPORARY UTILITY ROOM: 10'7 x 6'6 (3.23m x 1.98m)
With continuation of the grey tile-effect flooring. Providing complementary two-tone fitted wall and base units with wood-effect flat edge work-surfaces over. Fitted larder storage cupboard. Inset stainless steel sink with chrome mixer tap and drainer. Under-counter plumbing/provision for a washing machine and tumble dryer. Central ceiling light fitting, high-level uPVC double glazed window to the front elevation. An obscure uPVC double glazed rear external door gives access out to the lovely private garden.

DINING ROOM: 10'8 x 8'4 (3.25m x 2.54m)
A lovely multi-purpose reception room. Accessed via an oak internal bi-fold door. Providing continuation from the hallway of the 'Woodpecker' engineered wooden flooring. A ceiling light fitting, coving, stylish modern radiator and access into the large sun room, via a uPVC double glazed sliding door.

LARGE SUN ROOM: 19'7 x 8'8 (5.97m x 2.64m)
Of part brick and uPVC construction with a pitched poly-carbonate roof, two ceiling light fittings, complementary wood-effect laminate flooring, a fitted 5kw Mitsubishi electric floor-mounted air conditioning/heating system, providing year round full use of the room. Additional stylish vertical radiator. The sun room Showcases multi-purpose potential and a great outlook over the landscaped garden. uPVC double glazed windows to the side and rear elevations and provision for fitted roller blinds. uPVC double glazed French doors open out onto a paved seating area, within the lovely rear garden.

MASTER BEDROOM: 13'9 x 10'5 (4.19m x 3.18m)
A lovely DOUBLE bedroom, providing carpeted flooring, a central ceiling light fitting, coving, stylish modern radiator and a large uPVC double glazed window to the rear elevation. Access into the modern en-suite shower room.





EN-SUITE SHOWER ROOM: 7'4 x 3'8 (2.24m x 1.12m)
 Accessed via a internal sliding door. The eye-catching lavish design provides wood-effect tiled flooring. A double fitted shower cubicle with mains shower facility, rainfall effect shower head, a low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap inset to a fitted vanity storage unit. Slimline chrome heated towel rail. Attractive floor to ceiling ceramic tiling. Recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the side elevation.

BEDROOM TWO: 10'9 x 10'9 (3.28m x 3.28m)
 A well-proportioned DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, coving, stylish modern radiator and a uPVC double glazed window to the rear elevation, looking out over the private garden.

BEDROOM THREE: 14'0 x 7'9 (4.27m x 2.36m)
 A complementary DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, coving, stylish modern radiator and uPVC double glazed sliding doors, leading into the generous sun room.

MODERN SHOWER ROOM: 10'4 x 5'3 (3.15m x 1.60m)
 Of stylish contemporary design. Providing wood-effect tiled flooring. A walk-in double shower cubicle with mains shower facility and rainfall effect shower head. Low-level W.C with push-button flush and an oval ceramic wash hand basin with high-rise chrome mixer tap, inset to fitted floating vanity drawer storage unit. Two additional floating vanity storage units. Recessed ceiling spotlights, chrome heated towel rail, extractor fan and an obscure uPVC double glazed window to the side elevation.

INTEGRAL GARAGE: 17'7 x 7'8 (5.36m x 2.34m)
 Accessed via a manual up/over garage door. Loft hatch access point with pull-down ladder, lighting and extensive boarding. Providing excellent storage space and access to a modern combination boiler. uPVC double glazed window to the side elevation. A left sided uPVC double personal access door leads out to the garden. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals.

DETACHED HOME OFFICE: 8'1 x 5'10 (2.46m x 1.78m)
 Of brick built construction, with a pitched tiled roof. Accessed via a uPVC double glazed external door. Providing wood-effect laminate flooring, an electric heater, double power sockets, recessed ceiling spotlights and a uPVC double glazed window to the front elevation, with fitted blinds.

EXTERNALLY:
 The bungalow occupies a captivating 0.15 of an acre private corner plot. The front aspect is greeted with an extensive block paved driveway. Ensuring ample off-street parking, leading to the integral single garage. The block paved pathway continues to the front entrance door with external wall light and outside tap. The beautifully maintained front garden is predominantly laid to lawn with partial gravelled borders and a range of complementary trees, bushes and shrubs. Fenced side boundaries. A secure hardwood gate to the left and right side elevation both lead to the well-appointed and beautifully landscaped rear garden. Predominantly laid to lawn with a range of fruit trees and a lovely raised decked seating terrace. There is a large paved seating area, directly from the sun room. Provision for a green house and garden shed. Access into the detached brick home office. There is an outside tap and double external power socket. 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: 1,416 Square Ft.
 Measurements are approximate and for guidance only. This includes the integral garage but does not include the detached home office.

Tenure: Freehold. Sold with vacant possession on c
 Sold with vacant possession on completion.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'D'

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



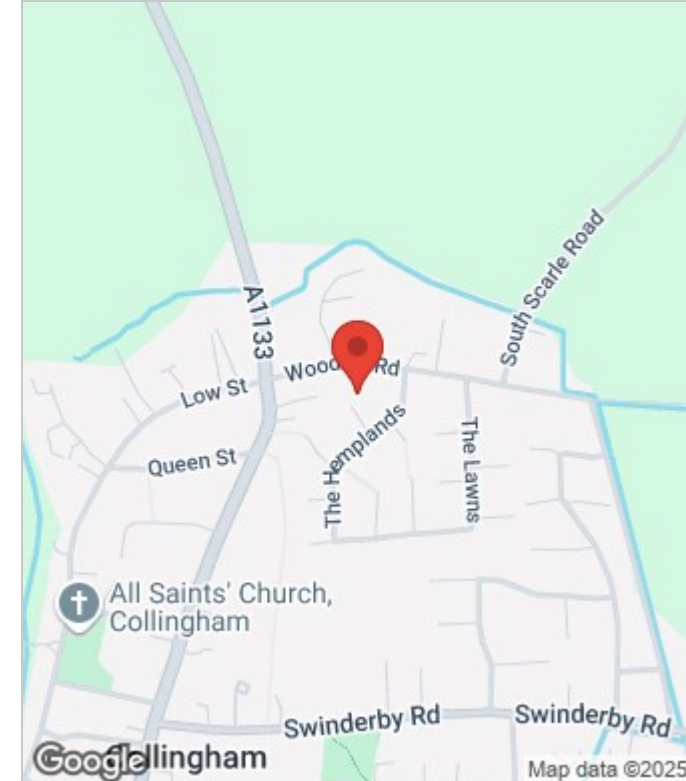


Money Laundering Regulations:

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		
(81-91) B		81
(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