



Woodhill Road, Collingham, Newark



OLIVER REILLY




- CHARMING DETACHED COTTAGE
- HIGHLY-SOUGHT AFTER VILLAGE LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- EXTENSIVE LANDSCAPED CORNER PLOT
- MULTI-CAR GATED DRIVEWAY
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- WELL-APPOINTED FARM-HOUSE KITCHEN & UTILITY
- LARGE DETACHED GARAGE & TWO WORKSHOPS
- NO CHAIN! Tenure: Freehold. EPC 'E'

A CHARMING CHARACTER-FILLED HOME...! ONE TO MAKE YOUR OWN...!

This quaint and quirky detached period home stands-proud on a highly desirable residential street. Set in the HIGHLY SOUGHT-AFTER and extremely WELL-SERVED village of Collingham. Conveniently situated for ease of access to both Newark and Lincoln,

This highly-regarded residence oozes originality and shouts loud with potential... Both inside and out!

The well-maintained internal layout retains many original features, whilst ready and waiting for you to inject your own personality. The accommodation comprises: Entrance hall, ground floor W.C, beamed dining room, a lovely farmhouse-style fitted kitchen with granite work-surfaces, separate utility room, a LARGE TRIPLE-ASPECT LOUNGE with feature fireplace, inset log burner and a lovely conservatory, leading out to a secluded seating area.

The first floor landing hosts THREE BEDROOMS and a bathroom. Two of the three bedrooms boasts EXTENSIVE FITTED WARDROBES.

Externally, the cottage is captivated by it's marvellous corner plot position. Standing on approximately 0.10 of an acre. Hosting beautifully landscaped gardens, a GATED DRIVEWAY. Ensuring ample off-street parking and access into a DETACHED GARAGE with two ATTACHED WORKSHOPS. All equipped with power, lighting and excellent potential to be utilised for a variety of purposes

Further benefits of this cute character home include uPVC double glazing, an alarm system and gas fired central heating.

Prepare to FALL IN LOVE with this striking and bespoke residence! BURSTING WITH POTENTIAL!

Marketed with **NO ONWARD CHAIN!!!**.



ENTRANCE HALL:

8'1 x 5'7 (2.46m x 1.70m)
Accessed via an obscure hardwood paned external front door, with complementary wood-effect laminate flooring, carpeted stairs with handrail rising to the first floor. An under-stairs storage cupboard houses the electrical RCD consumer unit. Ceiling beams with light fitting, double panel radiator and a fitted corner cupboard. Access into the dining room and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C:

6'7 x 3'6 (2.01m x 1.07m)
With continuation of the wood-effect laminate flooring. Providing a low-level W.C with levered flush, a ceramic wash hand basin with chrome taps. Inset to a fitted range of vanity storage units with tiled work surfaces over and splash backs behind. Single panel radiator, exposed ceiling beam and ceiling light fitting. Obscure uPVC double glazed window to front elevation.

DINING ROOM:

12'1 x 11'7 (3.68m x 3.53m)
A lovely sized reception room, providing wood-effect laminate flooring, exposed ceiling beams, two wall light fittings, a double panel radiator, an exposed open fire place with exposed brickwork and a raised tiled hearth. Paned uPVC double glazed window to the side elevation. A paned hardwood external door leads into the conservatory. Access back into the entrance hall, large living room and kitchen.

KITCHEN:

11'8 x 8'6 (3.56m x 2.59m)
Providing tiled-effect vinyl flooring. The complementary farmhouse kitchen provides a range of handmade fitted wall, drawer and base units with granite work-surfaces over. Inset double Belfast sink with high-rise chrome mixer tap and routed drainer. Provision for a freestanding 'SMEG' gas cooker. Access to the concealed gas-fired boiler with wall-mounted central heating/hot water control panel. TV connectivity point, textured ceiling with exposed beams, a ceiling light fitting, single panel radiator, uPVC double glazed window to the rear elevation. An obscure paned hardwood side external door opens out to a pathway, leading to the front and rear of the property. Internal access into the separate dining room and utility room.

UTILITY ROOM:

8'5 x 7'8 (2.57m x 2.34m)
With continuation of the tile-effect vinyl flooring. Providing further fitted wall, drawer and base units with pine work-surfaces over. Inset ceramic Belfast sink with wooden routed drainer and high-rise mixer tap. Under-counter plumbing/provision for a washing machine, tumble dryer and freestanding fridge freezer. Loft hatch access point, ceiling light fitting and a paned uPVC double glazed window to the front elevation.

TRIPLE-ASPECT LARGE LOUNGE:

19'2 x 13'1 (5.84m x 3.99m)
A generous TRIPLE-ASPECT reception room. Providing wood-effect laminate flooring, a beamed and textured ceiling with three wall light fittings, carbon monoxide alarm, a large double panel radiator, TV connectivity point and an exposed feature fireplace with and inset log burner with a raised tiled hearth and wooden mantle above. Paned uPVC double glazed windows to the front side rear elevations. A Paned uPVC double glazed rear external door leads out to the garden.

CONSERVATORY:

9'10 x 9'2 (3.00m x 2.79m)
Of timber construction with a pitched poly-carbonate roof. Providing tiled flooring, a large single panel radiator, ceiling light fitting, double glazed windows to the side and rear elevations. Wooden double glazed French doors open out to the garden.

FIRST FLOOR LANDING:

17'8 x 3'3 (5.38m x 0.99m)
With carpeted flooring, three ceiling light fittings, a paned uPVC double glazed window to the side elevation. Corner fitted storage unit with shelving, loft hatch access point and a fitted airing cupboard, housing the hot water cylinder, with shelving above. A fitted window seat with a paned uPVC double glazed window to the rear elevation. Access into the family bathroom and all three bedrooms.



Approximate Size: 1,150 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 'D'

EPC: Energy Performance Rating: 'E' (42)

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.

MASTER BEDROOM:

A sizeable DUAL-ASPECT principle DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, extensive fitted wardrobes with a range of fitted drawer units. A vanity dressing area with further fitter drawer units and fitted bedside cabinets. Double panel radiator, panned uPVC double glazed window to the side and rear elevation. Max measurements provided.

14'10 x 13'1 (4.52m x 3.99m)

BEDROOM TWO:

A further DUAL-ASPECT DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator, double fitted wardrobe with drawer units beneath. A panned uPVC double glazed window to the left and right side elevation.

11'9 x 8'2 (3.58m x 2.49m)

BEDROOM THREE:

A well-appointed single bedroom. Located at the front of the cottage, with carpeted flooring, a ceiling light fitting, double panel radiator, TV/telephone connectivity point and a panned uPVC double glazed window to the front elevation.

8'10 x 6'8 (2.69m x 2.03m)

FIRST FLOOR BATHROOM:

A generous space, with vinyl flooring, a large corner panelled bath with chrome mixer tap, overhead handheld shower facility and high-level wall tiled splash-backs behind. Low-level W.C with levered flush, a pedestal wash hand basin with mixer tap. Extensive wall tiling, heated towel rail, wall light fitting and a panned obscure uPVC double glazed window to the front elevation.

7'11 x 6'8 (2.41m x 2.03m)

DETACHED GARAGE:

Accessed via a manual up/over garage door. Equipped with power and lighting. Two hardwood windows to the right side elevation. Access into one of the workshops, via a secure sliding door.

15'10 x 9'9 (4.83m x 2.97m)

ATTACHED WORKSHOP 1:

Equipped with power, lighting and two hardwood windows to the left side elevation.

11'5 x 9'8 (3.48m x 2.95m)

ATTACHED WORKSHOP 2:

Equipped with power, lighting, a hardwood window to the front and left side elevation.

11'7 x 9'8 (3.53m x 2.95m)

EXTERNALLY:

The cottage occupies a wonderful corner plot position. Standing on approximately 0.10 of an acre. The front aspect provides an established front garden. Laid to lawn with an array of mature bushes and shrubs. A paved pathway leads to the front entrance door, with sloped pantile roof storm canopy above. Access to the concealed gas/ electricity meter boxes. The right side aspect has a wooden personal gate, leading to the kitchen door and round to the garden. The left side aspect provides dropped kerb vehicular access onto a concrete driveway, via a five-bar gate. This leads to the DETACHED GARAGE AND WORKSHOPS. With an external security light to the front aspect. The garden is laid to lawn, with planted borders. This could be used to enhance the parking options, if required. The garden has a secluded seating area and a wonderful formal garden. Predominantly laid to lawn, with planted borders, an array of mature bushes and a raised decked seating terrace. There is an established wrap-around confider hedged boundary and part high-level fenced boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the garage and conservatory.

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.



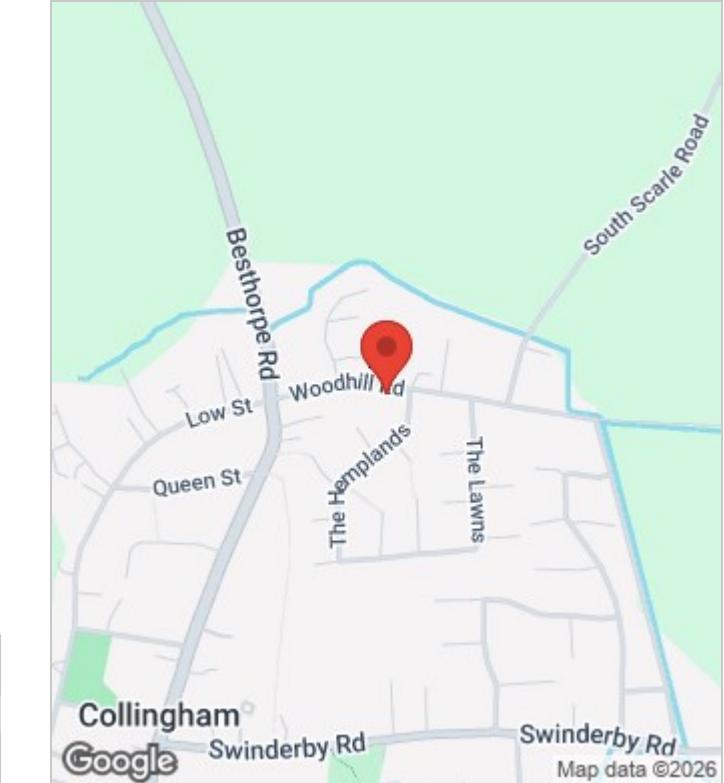


Money Laundering Regulations:

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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

