



Peterborough Road, Collingham,

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 OLIVER REILLY







# Peterborough Road, Collingham, Newark

Guide Price £300,000 - £325,000

- ATTRACTIVE DETACHED CHALET HOME
- CHARMING VILLAGE LOCATION
- SPACIOUS 20 FT DINING KITCHEN
- CAPTIVATING 0.10 OF AN ACRE PLOT
- 31FT DETACHED GARAGE WITH WORKSHOP
- TWO/ THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- SUBSTANTIAL MULTI-CAR DRIVEWAY & CARPORT
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £300,000 - £325,000. LOOKS LIKE HOME..!

This eye-catching detached chalet bungalow stands proud in a delightful residential location, in the heart of the HIGHLY DESIRABLE and EXTREMELY WELL-SERVED village of Collingham. Boasting an excellent array of local amenities, along with ease of access to Newark, Lincoln and Gainsborough. This attractive detached home boasts a BRIGHT & AIRY internal layout. Captivated by its MAGNIFICENT 0.10 OF AN ACRE PLOT. Hosting AMPLE OFF-STREET PARKING, sufficient for a caravan/ motor home, a carport and a LARGE 31 FT DETACHED GARAGE WITH WORKSHOP! Promising exciting scope for re-development. Subject to approvals.

The property boasts a substantial FREE-FLOWING internal design, comprising: Entrance hall, a ground floor shower room, HUGE LIVING ROOM, a wonderful conservatory, SPACIOUS DINING KITCHEN and separate dining room/ third bedroom.

The first floor commands TWO DOUBLE BEDROOMS and a modern three-piece bathroom.

Externally, the magnificent rear garden has been BEAUTIFULLY LANDSCAPED and retains a vast degree of privacy. There is a lovely vegetable side garden and great scope to utilise the side profile for further parking options.

Further benefits of highly adaptable home include uPVC double glazing and gas fired central heating via a NEWLY INSTALLED COMBINATION BOILER.

There's MORE THAN MEETS THE EYE HERE...! Step inside and see for yourself!

Marketed with \*\* NO ONWARD CHAIN!!\*\*



**ENTRANCE HALL:** 11'9 x 6'4 (3.58m x 1.93m)  
Accessed via a secure obscure uPVC double glazed brown front entrance door. Providing carpeted flooring, a ceiling light fitting, smoke alarm, radiator, carpeted stairs rising to the first floor and a walk-in under stairs storage cupboard. Access into two reception rooms, the kitchen and ground floor shower room.

**GROUND FLOOR SHOWER ROOM:** 8'7 x 2'9 (2.62m x 0.84m)  
With vinyl flooring. Providing a fitted shower cubicle with electric shower facility and floor to ceiling wall tiled splash backs. Low-level W.C and a ceramic wash hand basin with chrome taps and medium height wall tiled splash backs. Heated towel rail, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation.

**LARGE LIVING ROOM:** 22'3 x 10'9 (6.78m x 3.28m)  
A HUGE RECEPTION ROOM. Providing carpeted flooring, two double panel radiators, two ceiling light fittings and two wall light fittings. TV connectivity point, uPVC double glazed bow- window to the front elevation. uPVC double glazed French doors open into the conservatory.

**CONSERVATORY:** 9'9 x 9'9 (2.97m x 2.97m)  
Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing NEW LAMINATE FLOORING flooring, power points and uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the lovely rear garden.

**SPACIOUS DINING KITCHEN:** 19'1 x 9'9 (5.82m x 2.97m)  
Of generous proportion. Providing tile-effect flooring. The extensive fitted kitchen hosts a vast range of fitted wall and base units with laminate roll-top work surfaces over and wall tiled splash backs. Fitted larder cupboard houses the NEWLY INSTALLED gas combination boiler. Inset 1.5 bowl ceramic sink with mixer tap and drainer. Provision for a freestanding range cooker with black stainless steel extractor hood above. Provision for a freestanding fridge freezer, under counter dishwasher and plumbing/ provision for an under counter washing machine. TwoLED ceiling lights, serving hatch into the living room, two uPVC double glazed windows to the rear elevation. A NEWLY INSTALLED obscure decorative paned uPVC side external door, gives access onto the driveway with carport, and into the garden.

**DINING ROOM/BEDROOM THREE:** 11'10 x 8'10 (3.61m x 2.69m)  
A multi-purposes reception room or ground floor bedroom. Providing carpeted flooring, a single panel radiator and ceiling light fitting. Access to the electrical RCD consumer unit. uPVC double glazed window to the front elevation.

**FIRST FLOOR LANDING:** 9'1 x 4'10 (2.77m x 1.47m)  
With carpeted flooring, ceiling light fitting, smoke alarm and a uPVC double glazed window to the front elevation, over the staircase. Access into the bathroom and both DOUBLE bedrooms.

**MASTER BEDROOM:** 13'10 x 10'9 (4.22m x 3.28m)  
A generous DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, an eaves storage cupboard to the front and rear elevation. TV point and a double panel radiator. uPVC double glazed window to the front elevation. Max measurements provided.

**BEDROOM TWO:** 11'8 x 9'6 (3.56m x 2.90m)  
A further DOUBLE bedroom. Providing carpeted flooring, a double panel radiator, ceiling light fitting, eaves storage cupboard to the front elevation and extensive fitted wardrobes with a fitted dressing table. uPVC double glazed window to the side elevation. Max measurements provided.







#### FIRST FLOOR BATHROOM:

With vinyl flooring, a wooden panel cast iron bath with chrome taps and an electric shower facility. A low-level W.C with integrated push-button flush and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Floor to ceiling tiled splash backs, chrome heated towel rail, fitted airing cupboard, ceiling light fitting and a large obscure uPVC double glazed window to the front elevation.

#### SUBSTANTIAL DETACHED GARAGE/ WORKSHOP:

Excellently proportioned. Enjoying scope to be utilised for a variety of individual uses. Of brick built construction with an external security light to the front elevation. Accessed via a manual up/ over garage door. Providing power, lighting and two wooden windows to the right side elevation. Obscure glass-block window to the left side elevation. A timber personnel door gives access via the rear garden. Max measurements provided.

8'9 x 5'7 (2.67m x 1.70m)

#### EXTERNALLY:

The property occupies a brilliant 0.10 of an acre plot. The front aspect is greeted by a part concrete and part gravelled multi-car driveway. The front garden is laid to lawn with an array of established planted borders and a low-level walled front boundary. A paved pathway gives access to the front entrance door. There is a fenced left side boundary and hedged right side boundary. Double wrought-iron left side access gates open onto an additional driveway, with large carport and external light. Leading up to the detached garage. There is an established left side 'secret' garden. Lending itself as an ideal vegetable garden, paving and provision for a garden shed. The rear garden retains a high-degree of privacy. Predominantly laid to lawn with a large paved seating area, directly from the conservatory. There are an array of established planted borders, with shrubs and bushes. Provision for a greenhouse. An outside tap and fenced 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: 1,142 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: 'D' (61)

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.





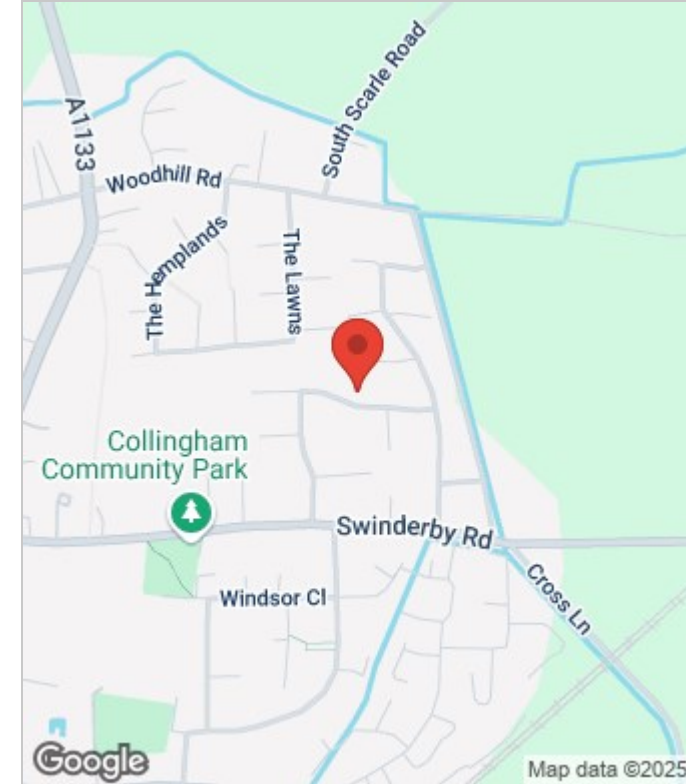
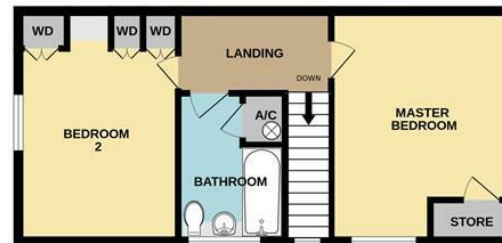




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>83</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC

