



Windsor Close, Collingham, Newark

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OLIVER REILLY



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- STUNNING TERRACE HOME
- HIGHLY DESIRABLE VILLAGE LOCATION
- STUNNING OPEN-PLAN DINING KITCHEN
- BEAUTIFULLY LANDSCAPED GARDEN
- COMMUNAL PARKING TO THE REAR
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LOUNGE & GROUND FLOOR W.C
- MAGNIFICENT FOUR-PIECE BATHROOM
- EXTERNAL UTILITY/ OUTBUILDING
- VIEWING ESSENTIAL! TENURE: Freehold. EPC 'C' (70)

SPACE, STYLE & QUALITY IN ABUNDANCE...!

This fabulous MODERN MID-TERRACE GEM is SET TO IMPRESS! Enjoying an ideal position, in the heart of Collingham Village. Surrounded by heaps of excellent local amenities! This eye-catching residence has been SIGNIFICANTLY ENHANCED both INSIDE AND OUT to create a wonderful home. Oozing sheer quality throughout! The property has a modern combination boiler and has recently has BRAND NEW uPVC double glazing installed and a full re-wire.

The DECEPTIVELY SPACIOUS internal layout comprises: Inviting entrance hall, a large lounge, with an eye-catching exposed brick fireplace. a SUBLIME FAMILY DINING KITCHEN. Hosting a range of integrated appliances, granite work surfaces and a large breakfast bar. There is access into a ground floor W.C and French doors opening out to the low-maintenance garden.

The well-appointed first floor landing hosts a GORGEOUS FOUR-PIECE BATHROOM with a roll-top bath and THREE EXCELLENT SIZED BEDROOMS.

Externally, the Impressive eye-catching design continues, with a BEAUTIFULLY LANDSCAPED and fully enclosed rear garden. Hosting an Indian sandstone patio, detached brick built external utility/ store and access out to a communal car park. Ensuring OFF-STREET PARKING, on a first come, first served basis.

Further benefits of this BEAUTIFUL family-sized home include (newly installed) uPVC double glazing throughout and gas fired central heating.

WHAT A FIND...! This truly is a great chance to create your next chapter inside a magnificent modern home! Ready and waiting for your instant appreciation..!



Offers in excess of £220,000



ENTRANCE HALL:	13'1 x 6'1 (3.99m x 1.85m)
LARGE LOUNGE:	13'1 x 12'4 (3.99m x 3.76m)
OPEN-PLAN DINING KITCHEN:	15'8 x 10'5 (4.78m x 3.18m)
GROUND FLOOR W.C:	5'6 x 2'8 (1.68m x 0.81m)
FIRST FLOOR LANDING:	9'1 x 6'5 (2.77m x 1.96m)
MASTER BEDROOM: Max measurements provided.	13'1 x 12'2 (3.99m x 3.71m)
BEDROOM TWO: Max measurements provided.	12'2 x 10'5 (3.71m x 3.18m)
BEDROOM THREE:	8'8 x 8'2 (2.64m x 2.49m)
FOUR-PIECE FAMILY BATHROOM:	8'2 x 5'5 (2.49m x 1.65m)
DETACHED UTILITY/ EXTERNAL STORE: Of brick built construction. Accessed via an obscure uPVC double glazed external door, with uPVC double glazed window to the rear elevation. Providing power and lighting.	7'1 x 6'1 (2.16m x 1.85m)

EXTERNALLY:

The property is set in the heart of the village. Close to the local recreation park and Primary School. The front aspect is predominantly laid to lawn, with a well-maintained bush and shrubs. A concrete pathway leads to the front entrance door, with storm canopy above. A right sided concrete pathway leads to a wooden rear garden, opening into the BEAUTIFULLY LANDSCAPED and low-maintenance rear garden. Hosting an extensive Indian sandstone patio. The garden is also laid to lawn with partial planted borders. Access into the detached outbuilding and garden shed. There is an outside tap, external double power socket and up/ down light. There is a privet hedged left side boundary, fenced right side and rear boundaries. A secure timber rear gate opens out to a communal car park. Ensuring AMPLE PARKING OPPORTUNITIES. On a first come, first served basis. PLEASE NOTE: There is NO SHARED ACCESS across the properties garden.



Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler and NEWLY INSTALLED 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: 902 Square Ft.
Measurements are approximate and for guidance only. This does not include the external utility/store.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (70)
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 