



Station Close, Collingham, Newark

 2  1  2  D

 OLIVER REILLY



Station Close, Collingham, Newark

- LOVELY DETACHED BUNGALOW
- CUL-DE-SAC SETTING! CLOSE TO TRAIN STATION
- STUNNING MODERN KITCHEN & BATHROOM
- INTEGRAL GARAGE & EXTENSIVE DRIVEWAY
- EXCELLENT INTERNAL CONDITION!
- TWO DOUBLE BEDROOMS
- POPULAR VILLAGE! FULL OF AMENITIES!
- LARGE LIVING ROOM & CONSERVATORY
- GENEROUS PLOT WITH PRIVATE ENCLOSED GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £260,000-£270,000. SETTLE DOWN AT STATION CLOSE...

Take a look at this IMPRESSIVE detached bungalow. Occupying a wonderful plot, whilst situated in a cul-de-sac position, in a HIGHLY DESIRABLE and EXTREMELY WELL SERVED VILLAGE. A stones throw away from Collingham Train Station and ensuring ease of access onto the A46, with links to both Newark and Lincoln.

This STYLISH AND CONTEMPORARY home exudes quality throughout. Having been significantly enhanced by the existing owners. Creating a marvellous modern-day home READY AND WAITING for your immediate appreciation! STEP INSIDE... and see the delightfully free-flowing internal layout, comprising: Entrance porch, an inviting reception hall, sizeable bay-fronted living room, a STUNNING 'HOWDENS' MODERN KITCHEN. Showcasing a range of integrated appliances, a pantry store and access into a lovely conservatory. The bungalow boasts a lavish bathroom and TWO DOUBLE BEDROOMS both with FITTED WARDROBES and a multi-purpose dressing room to the master bedroom.

Externally, the property promotes a captivating plot. Greeted via a SUBSTANTIAL MULTI-CAR DRIVEWAY. Sufficient for a variety of vehicles including a caravan/ motor-home. Giving access into the integral single garage. Which could also be utilised into additional living space. Subject to relevant approvals.

The highly-private and well-tended rear garden is a wonderful external escape. Providing a large detached shed/ workshop.

Further benefits of this BRIGHT & BEAUTIFUL home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler, installed in 2023.

Internal viewings are simply ESSENTIAL in order to fully appreciate this residence in all its glory. The only thing that's missing... IS YOU!



ENTRANCE PORCH: 3'1" x 2'4" (0.94m x 0.71m)
Access via an obscure uPVC double glazed external door. Providing complementary patterned tiled flooring. Access into the reception hall.

INNER RECEPTION HALL: 9'10" x 6'8" (3.00m x 2.03m)
Accessed via an obscure panelled oak door. A highly inviting entrance space. Providing a part carpeted flooring and part wood-effect vinyl flooring. A central ceiling light fitting, double panel radiator, dado railing, loft hatch access point (partly boarded), smoke alarm. The hallway gives access into both DOUBLE bedrooms, the modern kitchen, bathroom and generous living room. All via complementary oak internal doors. Max measurements provided.

BAY-FRONTED LIVING ROOM: 14'9" x 11'3" (4.50m x 3.43m)
A generous reception room. Providing grey carpeted flooring, a central ceiling light fitting, two wall light fittings, a large double panel radiator, TV connectivity point and a central feature fireplace. Housing an inset gas coal-effect fire, with a raised tiled hearth and surround. Walk-in bay with uPVC double glazed windows to the front elevation.

STYLISH MODERN KITCHEN: 12'3" x 11'7" (3.73m x 3.53m)
Of eye-catching contemporary design. Providing complementary ceramic tiled flooring. The extensive kitchen houses a vast range of fitted wall, drawer and base units with laminate wood-effect flat edge work surfaces over and green wall tiled splash back's behind. Inset, 'LAMONA' 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over and black stainless steel extractor hood above. Integrated fridge freezer, slimline dishwasher and provision for an under-counter washing machine. A fitted storage cupboard provides extensive shelving, access to the gas/electricity meter, electrical RCD consumer unit and an obscure uPVC double glazed window to the side elevation. The kitchen has a double panel radiator recessed ceiling spotlights, a uPVC double glazed window to the side and rear elevation. A hardwood double glazed external door opens into the conservatory.

CONSERVATORY: 9'8" x 5'8" (2.95m x 1.73m)
Of uPVC construction with a sloped poly-carbonate roof. Providing ceramic tiled flooring, a range of double electrical power sockets, uPVC double glazed window to the side and rear elevation. uPVC double glazed French doors open out to the well-appointed private garden.

MASTER BEDROOM: 11'10" x 11'7" (3.61m x 3.53m)
A lovely DOUBLE bedroom. Located at the rear of the bungalow. With carpeted flooring, a central ceiling light fitting, coving, double panel radiator, extensive fitted wardrobes with sliding doors and a uPVC double glazed window to the rear elevation. Access into the multi-purpose dressing room.

DRESSING ROOM: 8'11" x 7'7" (2.72m x 2.31m)
A useful additional multi-purpose reception room. Providing complementary wood-effect laminate flooring, a ceiling light fitting, coving, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the private enclosed garden.

BEDROOM TWO: 12'1" x 8'10" (3.68m x 2.69m)
A further DOUBLE bedroom, located at the front of the bungalow. Providing grey carpeted flooring, a ceiling light fitting, coving, double panel radiator, TV connectivity point and fitted wardrobes with sliding doors. uPVC double glazed window to the front elevation. Max measurements provided.



CONTEMPORARY BATHROOM: 8'2 x 6'4 (2.49m x 1.93m)
 Hosting ceramic tiled flooring. A p-shaped panelled bath with chrome mixer tap, mains shower facility with handheld shower-head, clear glass shower screen and floor to ceiling grey wall tiled splas-backs behind. Low-level W.C with push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted grey high-gloss vanity storage unit. Chrome heated towel rail, recessed ceiling spotlights, coving and a fitted airing cupboard. Housing a modern 'IDEAL' gas combination boiler. There is an obscure uPVC double glazed window to the side elevation.

INTEGRAL SINGLE GARAGE: 16'5 x 8'2 (5.00m x 2.49m)
 Accessed via a manual up/ over garage door. Equipped with power and lighting. Creating a great opportunity for further living accommodation. Subject to relevant approvals.

EXTERNALLY:
 The bungalow occupies a cul-de-sac position, Standing on a generous 0.11 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE MULTI-CAR concrete driveway. Ensuring AMPLE OFF-STREET PARKING for a range of vehicles, including a caravan/ motor home. The front garden is laid to lawn, with a gravelled pathway, accessed from a personal gate, which leads to the front entrance porch with external wall light. There is a double external power socket and an outside tap. A walled front boundary and fenced side boundaries. The left side aspect provides a timber gate, opening onto a pathway which leads to the well-appointed and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a garden shed, fenced side and rear boundaries. There is also a large detached timber shed/ workshop, with concrete base, which provides excellent storage space.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed in 2023 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: 923 Square Ft.
 Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold.
 Sold with vacant possession on completion.

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 Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'C'

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:

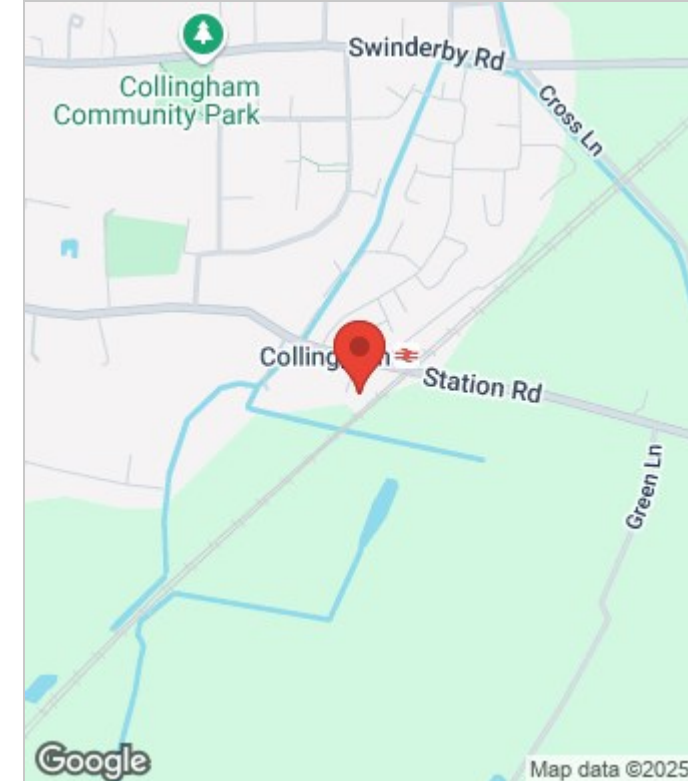
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		82
(69-80) C	63	
(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	