



Swinderby Road, Collingham, Newark

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 OLIVER REILLY



Offers in excess of £295,000

# Swinderby Road, Collingham, Newark

- EXTENDED SEMI-DETACHED HOME
- HIGHLY DESIRABLE VILLAGE LOCATION
- SUPERB MODERN FITTED KITCHEN
- MAGNIFICENT PRIVATE PLOT
- BEAUTIFULLY LANDSCAPED & ESTABLISHED PRIVATE GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- THREE RECEPTION ROOMS & LARGE CONSERVATORY
- GF W.C, UTILITY ROOM & FIRST FLOOR BATHROOM
- SUBSTANTIAL GATED & GRAVELLED DRIVEWAY
- FULL OF CHARM & PERSONALITY! Tenure: Freehold. EPC 'D'

LOOKS LIKE HOME...!

This charming semi-detached house will HOLD THE KEY TO YOUR HEART... from the moment you STEP INSIDE! Retaining a wonderful blend of character-filled personality, combined with an attractive contemporary finish.

This EXTENDED and DECEPTIVELY SPACIOUS home stands in the heart of the EXTREMELY SOUGHT-AFTER village of Collingham. Boasting a vast array of amenities and superb transport links. Showcasing CONVENIENCE ON YOUR DOORSTEP... With ease of access to Newark and Lincoln, via the A46 corridor. This delightful residence holds a cottage-like feel, full of surprises and a high-degree of living flexibility. PERFECT... for any growing family! Take a look inside and see for yourself...

The SIZEABLE AND FLEXIBLE internal layout comprises: Entrance porch, an inviting reception hall, a GENEROUS 18FT LOUNGE/DINER with feature fireplace and Parquet flooring, leading into a large glass-roof conservatory with French doors out onto an idyllic paved patio. There is an eye-catching MODERN FITTED KITCHEN, a separate dining room with Velux roof-lights, a useful utility room, ground floor W.C and a multi-purpose study.

The first floor enjoys THREE WELL-PROPORTIONED BEDROOMS, with the master bedroom enhanced by EXTENSIVE fitted wardrobes and a three-piece family bathroom.

Externally, the captivating 0.12 of an acre pot is simply MAGNIFICENT! Initially greeted by timber double gates, opening onto an EXTENSIVE SWEEPING GRAVELLED DRIVEWAY. Emphasizing AMPLE OFF-STREET PARKING. Suitable for a variety of vehicles. The BEAUTIFULLY ESTABLISHED rear garden is a joy to behold. Having been thoughtfully designed, to create a relaxing external escape. Retaining a strong level of privacy, various secluded seating areas. Ideal for anyone green-fingered!

Further benefits include double glazing throughout, gas central heating, a replacement roof (two years ago) and OWNED SOLAR PANELS! NOT TO BE MISSED!... This handsome home is the epitome of FAMILY LIVING AT ITS FINEST!



|                                                                                |                              |
|--------------------------------------------------------------------------------|------------------------------|
| ENTRANCE PORCH:                                                                | 6'8 x 1'6 (2.03m x 0.46m)    |
| RECEPTION HALL:                                                                | 11'3 x 7'7 (3.43m x 2.31m)   |
| GENEROUS LOUNGE/DINER:<br>Max measurements provided.                           | 18'0 x 13'9 (5.49m x 4.19m)  |
| LARGE CONSERVATORY:                                                            | 12'8 x 11'8 (3.86m x 3.56m)  |
| INNER HALL:<br>With large fitted storage cupboard.                             | 3'6 x 2'8 (1.07m x 0.81m)    |
| STYLISH MODERN KITCHEN:<br>Max measurements provided.                          | 10'10 x 10'7 (3.30m x 3.23m) |
| DINING ROOM:                                                                   | 12'10 x 9'3 (3.91m x 2.82m)  |
| UTILITY ROOM:<br>Max measurements provided.                                    | 8'8 x 8'3 (2.64m x 2.51m)    |
| GROUND FLOOR W.C:                                                              | 5'5 x 2'7 (1.65m x 0.79m)    |
| STUDY:                                                                         | 8'3 x 7'7 (2.51m x 2.31m)    |
| FIRST FLOOR LANDING:                                                           | 8'7 x 3'5 (2.62m x 1.04m)    |
| MASTER BEDROOM:<br>Max measurements provided up to extensive fitted wardrobes. | 11'10 x 10'5 (3.61m x 3.18m) |
| BEDROOM TWO:                                                                   | 11'3 x 10'5 (3.43m x 3.18m)  |
| BEDROOM THREE:                                                                 | 10'5 x 7'4 (3.18m x 2.24m)   |
| FAMILY BATHROOM:                                                               | 7'1 x 5'6 (2.16m x 1.68m)    |





#### EXTERNALLY:

The property is captivated by an impressive 0.12 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto a wooden double gated and gravelled driveway. Promoting EXTENSIVE OFF-STREET PARKING. Suitable for a variety of vehicles. The front garden is partly laid to lawn, surrounded by a range of panted maturity, with a range of plants, shrubs and trees. There is an outside tap and access to the front entrance porch with sloped tiled roof. There is a hedged left side/ front boundary and a fenced right side boundary. The BEAUTIFULLY ESTABLISHED rear garden promotes a high-degree of privacy and wonderful level of tranquility. Predominantly laid to lawn, surrounded by an alluring level of maturity, with various raised plant beds. There are various paved seating areas. Provision for a garden shed, summer house and large timber workshop. There is an outside tap, external power socket, mature hedged side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a condensing boiler installed in 2019, double glazing throughout and a replacement roof, completed in 2023.

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.

#### Solar Panels:

The vendor has confirmed they have OWNED 4kw solar panels to the rear roof elevation. Installed by Amelio Utilities LTD in 2023. They remain under warranty and assist in heating the hot water. For further details, please speak to the agent.

#### Approximate Size: 1,290 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 'A'

#### EPC: Energy Performance Rating: 'D' (65)

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:

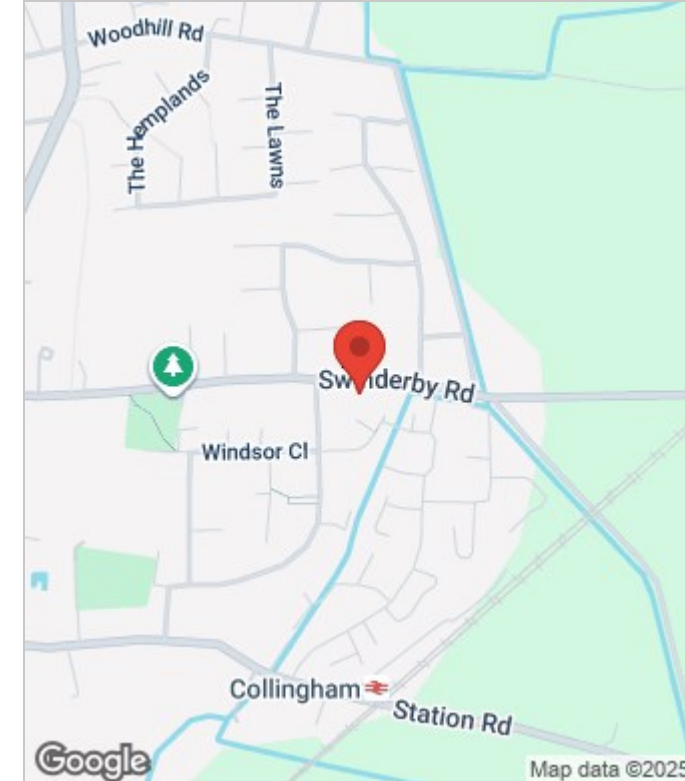
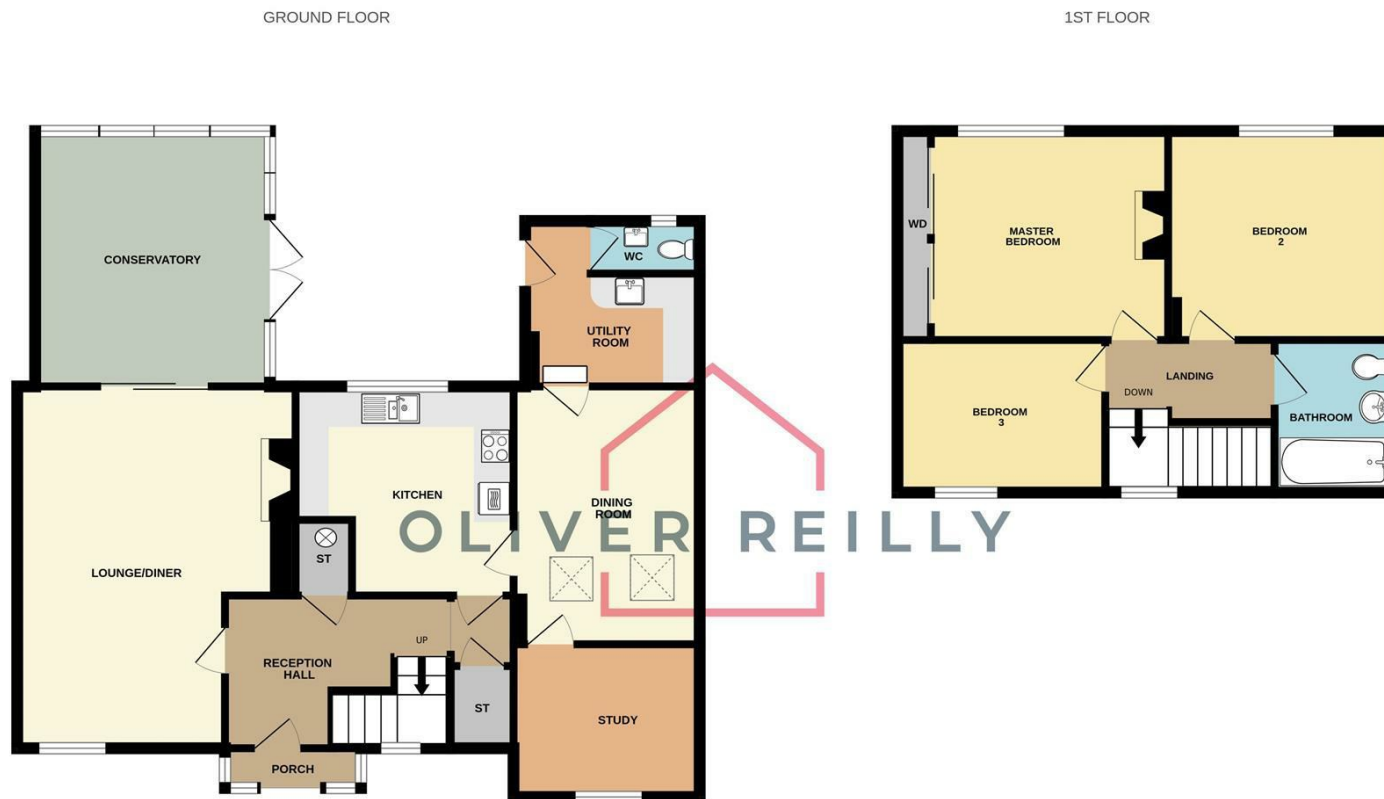
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> | <b>67</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

