



Swinderby Road, Collingham, Newark

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 OLIVER REILLY



# Swinderby Road, Collingham, Newark

Offers in excess of £295,000

- SIZEABLE DETACHED BUNGALOW
- DESIRABLE VILLAGE POSITION WITH AMENITIES
- MODERN BREAKFAST KITCHEN & UTILITY
- MULTI-VEHICLE GATED DRIVEWAY & LARGE CARPORT
- A BLANK CANVAS TO MAKE YOUR OWN MARK!
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- CLOAKROOM W.C & SHOWER ROOM
- CHARMING & PRIVATE REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'



<b>ENTRANCE PORCH:</b>	9'10 x 2'1 (3.00m x 0.64m)
<b>RECEPTION HALL:</b>	18'1 x 5'1 (5.51m x 1.55m)
<b>CLOAKROOM/ W.C:</b>	7'1 x 4'1 (2.16m x 1.24m)
<b>DINING ROOM:</b>	13'10 x 8'10 (4.22m x 2.69m )
<b>MODERN BREAKFAST KITCHEN:</b>	11'11 x 9'1 (3.63m x 2.77m)
<b>UTILITY ROOM:</b>	17'0 x 5'11 (5.18m x 1.80m)
<b>LARGE LIVING ROOM:</b>	17'11 x 11'11 (5.46m x 3.63m)
<b>CONSERVATORY:</b>	11'1 x 9'1 (3.38m x 2.77m)
<b>MASTER BEDROOM:</b>	13'1 x 9'10 (3.99m x 3.00m)
<b>BEDROOM TWO:</b>	11'1 x 9'10 (3.38m x 3.00m)
<b>BEDROOM THREE:</b>	9'10 x 7'11 (3.00m x 2.41m)
<b>SHOWER ROOM:</b>	9'0 x 6'1 (2.74m x 1.85m)
<b>LARGE CARPORT:</b>	24'1 x 14'11 (7.34m x 4.55m)

With PVC ceiling cladding, a ceiling skylight and paved hard-standing. Ensuring SIDE-BY SIDE off-street parking and access to the front entrance door.

**EXTERNALLY:**  
 The bungalow enjoys a lovely central position within an exceptionally well-served village. The front aspect is greeted with dropped kerb vehicular access onto a brick-pillared entrance, via low-level double wrought-iron gates, onto a block paved driveway. Ensuring AMPLE OFF-STREET PARKING. Leading down to a large MULTI-VEHICLE carport. Providing side-by-side off-street parking. The established front garden is laid to lawn. Enhanced by a vast degree of mature bushes, trees and shrubs. The left side aspect provides a secure personal gate with paved pathway and outside tap, leading down to the well-appointed and HIGHLY PRIVATE enclosed rear garden. Predominantly laid to lawn, with a raised decked seating terrace. Accessed from the French doors in the conservatory. There are two garden sheds and a greenhouse. Paved hard-standing, part fenced and hedged side boundaries and a mature hedged rear boundary.

HANDSOME, HOMELY & FULL OF POTENTIAL...! \*\*NO CHAIN!!\*\*  
 This striking detached bungalow enjoys a wonderful residential position, set in the heart of the HIGHLY DESIRABLE AND EXTREMELY WELL-SERVED village of Collingham. Promising ease of access onto the A1133 and A46, with links to Newark, Gainsborough and Lincoln.

If you're searching for a SPACIOUS & VERSATILE space that you can cosmetically improve and MAKE YOUR OWN MARK... Then look no further! This is PERFECT for you!

The bungalow welcomes and expansive layout, set over 1,400 square/ft, boasting a free-flowing degree of flexibility. The generous accommodation comprises: Entrance porch, an inviting reception hall, cloakroom/W.C, a spacious dining room OPEN-PLAN through to a large bow-fronted living room, MODERN BREAKFAST KITCHEN with granite work surfaces, a range of integrated appliances and access into a separate 17ft utility room.

There are THREE WELL-PROPORTIONED BEDROOMS an three-piece shower room and a lovely conservatory, accessed from bedroom two.

Externally, the bungalow occupies a magnificent wrap-around plot. The front aspect provides a gated entrance onto a SUBSTANTIAL BLOCK PAVED MULTI-VEHICLE DRIVEWAY. Leading down to a copious carport.

The charming, private and well-established rear garden will leave much to your imagination! Hosting a decked seating terrace and a attractive-degree of maturity.

Further benefits of this much-loved detached home include majority uPVC double glazing, gas central heating and a functional alarm system.

YOUR NEXT CHAPTER AWAITS... Inside this wholesome and substantial home. Primed and ready for you to take it to the next level! Marketed with NO ONWARD CHAIN!





#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system and majority uPVC double glazing throughout. This excludes the dining room and utility room windows.

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: 1,479 Square Ft.**

Measurements are approximate and for guidance only. This includes the carport.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'D'**

#### **EPC: Energy Performance Rating: 'D' (67)**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 