



Fisher Close, Collingham, Newark

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 OLIVER REILLY



Fisher Close, Collingham, Newark

- MODERN DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- LARGE LIVING ROOM WITH LOG BURNER & CONSERVATORY
- WELL-APPOINTED ENCLOSED GARDEN
- EASE OF ACCESS TO NEWARK & LINCOLN
- TWO DOUBLE BEDROOMS
- DESIRABLE VILLAGE FILLED WITH AMENITIES
- STYLISH CONTEMPORARY KITCHEN
- DETACHED GARAGE & MULTI-VEHICLE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'D'

THAT FISHER CLOSE FEELING..! **NO CHAIN**

This is a PERFECT PLACE TO CALL HOME!.. We are delighted to welcome you to this well-maintained, modern detached bungalow. Pleasantly situated within a quiet, charming and convenient cul-de-sac. Set in the heart of the HIGHLY DESIRABLE and extremely WELL-SERVED village of Collingham. Packed with amenities and excellent transport links. Boasting ease of access to Newark Lincoln and Gainsborough.

This tastefully enhanced home takes away all the stress of hard-work. Having been significantly improved by the current owner. Creating a BRIGHT & AIRY CONTEMPORARY FLOW. Crying out for your instant appreciation.

The neutral yet attractive internal design comprises: Entrance porch, a large BOW-FRONTED living room with eye-catching log burner, a STYLISH MODERN KITCHEN, equipped with a range of integrated appliances, a conservatory, inner hallway, TWO DOUBLE BEDROOMS and a modern bathroom.

Externally, the bungalow occupies an enviable plot. The front aspect provides a MULTI-VEHICLE DRIVEWAY, with scope to adapt the front garden into further parking options. Suitable for a caravan/ motor home. There is access down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

The wonderfully landscaped rear garden is fully enclosed and encourages a lovely tranquil escape, with a lovely Indian sandstone patio.

Further benefits of attractive home include uPVC double glazing and gas fired central heating, via a modern combination boiler.

STEP INSIDE & FALL IN LOVE!.. We're confident this is the home you've been waiting for! Marketed with ** NO ONWARD CHAIN!**

Guide Price £235,000



ENTRANCE PORCH:	4'3" x 4'1" (1.30m x 1.24m)
LARGE BOW-FRONTED LIVING ROOM:	16'9" x 12'8" (5.11m x 3.86m)
STYLISH MODERN KITCHEN:	12'9" x 6'10" (3.89m x 2.08m)
CONSERVATORY:	11'9" x 6'1" (3.58m x 1.85m)
INNER HALL:	4'7" x 2'10" (1.40m x 0.86m)
MASTER BEDROOM:	12'5" x 11'6" (3.78m x 3.51m)
BEDROOM TWO:	11'10" x 9'1" (3.61m x 2.77m)
CONTEMPORARY BATHROOM:	6'10" x 5'9" (2.08m x 1.75m)
DETACHED SINGLE GARAGE:	17'3" x 9'10" (5.26m x 3.00m)

Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power, lighting and anthracite grey uPVC double glazed French doors. Providing access into the garden. The garage offers great scope to be adapted/ utilised for a variety of purposes. Subject to relevant approvals.

EXTERNALLY:

The bungalow enjoys a delightful position, in a quiet residential cul-de-sac, central to the amenities in the village. Standing on a generous plot, almost 0.10 of an acre. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE concrete driveway, leading down to a DETACHED SINGLE GARAGE. The large front garden is laid to lawn, with partial gravelled borders and a mature hedge. Offering great potential to be utilised into further parking options, if required. A concrete pathway leads to the composite front entrance door with external up/ down light. The right side aspect has a secure wooden side gate, opening into the well-appointed, landscaped and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with partial raised plant beds. There is a lovely Indian sandstone patio, directly from the conservatory. Anthracite grey uPVC double glazed French doors open into the garage, for personal access. There is provision for a garden shed (behind the garage) and an outside tap. There are part walled/ fenced side boundaries and a fenced rear boundary.





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: 713 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' (68)

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC