



Swinderby Road, Collingham, Newark

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 OLIVER REILLY







# Swinderby Road, Collingham, Newark

- STUNNING & SUBSTANTIAL SEMI-DETACHED HOME
- SOUGHT-AFTER & WELL SERVED VILLAGE LOCATION
- FABULOUS GF SHOWER ROOM & FOUR-PIECE FAMILY BATHROOM
- ELECTRIC GATED DRIVEWAY & EXTENSIVE DRIVEWAY
- WELL-APPOINTED LANDSCAPED GARDEN
- FOUR GENEROUS SIZED BEDROOMS
- TWO LARGE RECEPTION ROOMS
- MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN
- DETACHED WORKSHOP WITH OFFICE/ BAR & ANNEXE POTENTIAL
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'

Guide Price: £350,000-£375,000. WOW!! WOW!! WOW!!

Words fail to replicate the immense quality of this beautifully bespoke semi-detached house. Truly unrecognisable from its former-self. Having been SIGNIFICANTLY ENHANCED AND EXTENDED by the current owner, to create an inspiring contemporary home that OOOZES CLASS AND QUALITY from the moment you step inside!

Not only has this impressive residence been completed to a very HIGH STANDARD, it boasts SPACE AND VERSATILITY... in ABUNDANCE! Showcasing a substantial 1,300 square/ft layout, comprising: An inviting entrance porch, equally attractive inner reception hall, a generous dual-aspect living room with feature fireplace housing an inset log burner and French doors opening out onto a large porcelain paved patio. The MAGNIFICENT BREAKFAST KITCHEN is a real HEAD TURNER! Promising a breakfast bar, full range of integrated appliances, two Velux roof-lights, a walk-in store and OPEN-PLAN ACCESS through to dining room, with French doors out to the garden. There is also a useful and well-appointed GROUND FLOOR SHOWER ROOM.

The expansive first floor landing has a large boiler/ airing cupboard and access into a FABULOUS FOUR-PIECE BATHROOM and FOUR EXCELLENT SIZED BEDROOMS.

Externally, the captivating 0.14 of an acre private plot is SET TO IMPRESS! Greeted via an double ELECTRIC GATED ENTRANCE, leading onto a substantial block-paved driveway. Sufficient for a wide range of vehicles. There is an integral outside store/ drying room to the side elevation, which leads down into a BEAUTIFULLY LANDSCAPED GARDEN. Hosting a porcelain tiled outdoor entertainment area, enough functional space to suit the whole family and HUGE 22 FT DETACHED OUTBUILDING. Holding great scope to be used as an annexe, home office or entertainment space. Equipped with power, water and lighting. Attached to an 11FT workshop.

Ready to leave a LASTING IMPRESSION!...This amazing home simply MUST BE VIEWED in order to be fully appreciated!



## Guide Price £350,000 - £375,000



**ENTRANCE PORCH:** 5'6 x 4'7 (1.68m x 1.40m)  
Accessed via a complementary composite front door.

**RECEPTION HALL:** 11'3 x 7'7 (3.43m x 2.31m)  
With complementary tiled flooring, an oak staircase with glass partitions, rising to the first floor. A fitted storage cupboard and access into the breakfast kitchen and living room, via complementary oak internal doors.

**LARGE LIVING ROOM:** 17'9 x 13'9 (5.41m x 4.19m)  
A copious DUAL-ASPECT reception room with inset log burner and a raised marble hearth. uPVC double glazed French doors lead out onto a large porcelain paved patio. Max measurements provided.

**FABULOUS BREAKFAST KITCHEN:** 15'4 x 10'9 (4.67m x 3.28m)  
Of high-quality contemporary design, with an integrated medium height electric oven, four ring induction hob with extractor hood above. Integrated fridge freezer, dishwasher and washing machine. Fitted breakfast bar. Two Velux roof lights and a uPVC double glazed window to the rear elevation.

**WALK-IN STORE ROOM:** 7'3 x 2'9 (2.21m x 0.84m)

**DINING ROOM:** 15'6 x 9'6 (4.72m x 2.90m)  
OPEN-PLAN from the expansive kitchen space, with French doors leading out to the beautifully landscaped garden. Max measurements provided.

**GROUND FLOOR SHOWER ROOM:** 9'6 x 6'6 (2.90m x 1.98m)

**FIRST FLOOR LANDING:** 18'6 x 5'2 (5.64m x 1.57m)  
With a complementary oak staircase with glass partitions. A large airing cupboard houses the modern boiler and hot water cylinder. Oak internal doors give access into the family bathroom and all four excellent sized bedrooms. Max measurements provided.

**MASTER BEDROOM:** 13'10 x 10'4 (4.22m x 3.15m)

**BEDROOM TWO:** 13'8 x 9'7 (4.17m x 2.92m)  
With delightful Juliet balcony. Overlooking the rear garden.

**BEDROOM THREE:** 10'10 x 10'3 (3.30m x 3.12m)

**BEDROOM FOUR:** 10'4 x 7'10 (3.15m x 2.39m)

**MODERN FOUR-PIECE BATHROOM:** 9'7 x 8'4 (2.92m x 2.54m)  
Max measurements provided.

**INTEGRAL OUTSIDE STORE:**  
Providing useful storage/ drying facilities, with a radiator. Accessed via wooden double doors.





**LARGE DETACHED HOME OFFICE/BAR:**  
Of brick built construction with a pitched tiled roof. Accessed via uPVC double glazed French doors, with a uPVC double glazed window to the front elevation. Equipped with power, water and lighting, via four recessed ceiling spotlights and one ceiling light fitting. With a fitted home bar. This generous space could be used as a functional home office, gym or entertainment space. Boasting scope to be adapted into a detached annexe. Subject to relevant approvals.

**ATTACHED WORKSHOP:**  
Accessed via a front uPVC personal door. Equipped with power, lighting and open over-head eaves store space. Offering multi-functional potential.

**EXTERNALLY:**  
The property commands an excellent position in the heart of a hugely popular and well-served village. The front aspect is greeted via a double ELECTRIC GATED ENTRANCE, onto a SUBSTANTIAL BLOCK PAVED DRIVEWAY. Allowing ample parking for a variety of vehicles. Including a caravan/ motor-home. There is a double external power socket, attractive walled front boundary, a fenced left side boundary and mature privet hedged right side boundary. The right side aspect provides a porcelain paved pathway, to a personal access gate leading tot he integral outside store/ drying room. The pathway continues down into the EXPANSIVE LANDSCAPED GARDEN. Predominantly laid to lawn and of general low maintenance Enhanced by a significantly sized porcelain patio. Accessed from the French doors int he living room and separate dining room. There is a brick build wood store, partial gravelled borders, an outside tap and double external power socket. A porcelain paved pathway leads down to the DETACHED HOME OFFICE/ BAR with ATTACHED WORKSHOP, with an additional outside tap and double external power socket. There is a privet hedged right side boundary, a fenced left and rear boundary.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, uPVC double glazing throughout and a replacement roof. All completed within the last 5 years.  
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: 1,362 Square Ft.**  
Measurements are approximate and for guidance only. This is for the house only. The approximate square footage of the detached outbuildings amounts to 397 square ft.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C' (71)**  
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.

22'5 x 11'11 (6.83m x 3.63m)

11'11 x 11'5 (3.63m x 3.48m)

**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.

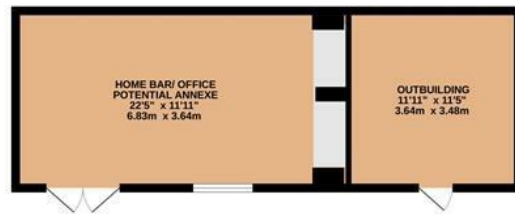








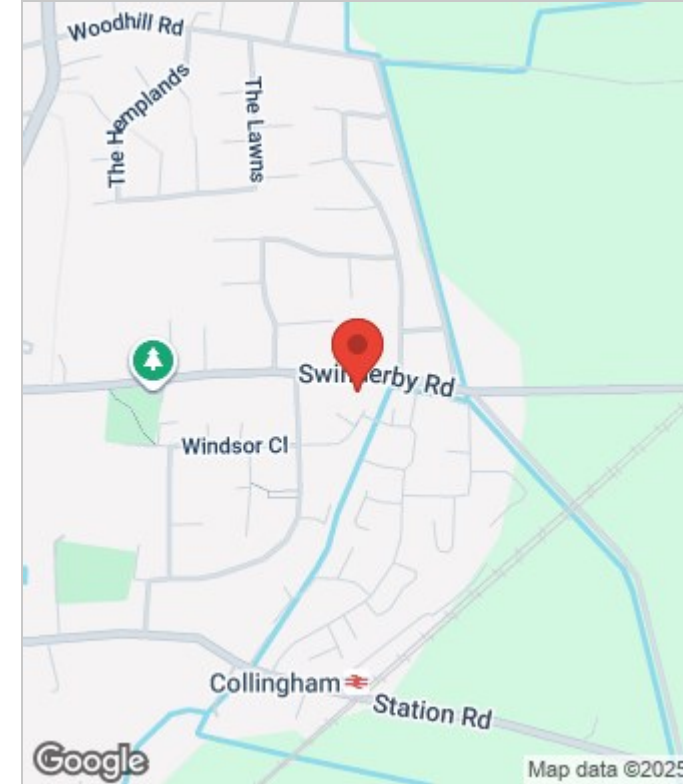
DETACHED OUTBUILDING



GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 