



Central Cottage, High Street, Collingham, Newark

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OLIVER REILLY







# Central Cottage, High Street, Collingham, Newark

- CHARACTER-FILLED DETACHED HOME
- HUGELY POPULAR VILLAGE WITH AMENITIES
- FITTED KITCHEN & LARGE BATHROOM
- TASTEFUL ARRAY OF PERIOD FEATURES
- EASE OF ACCESS TO NEWARK & LINCOLN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CHARMING LOW-MAINTENANCE GARDEN
- uPVC Double Glazing & Gas Central Heating
- BEAUTIFULLY MAINTAINED. Tenure: Freehold. EPC 'bbc'

Guide Price: £230,000-£240,000. CHARACTERFUL, CUTE & CONVENIENT..!

This smashing detached period cottage holds all the key ingredients to create a magnificent home. Steeped with originality, personality and pristine presentation. All combining to create a warm and wonderful residence. Situated in the heart of the ever popular and EXTREMELY WELL-SERVED VILLAGE of Collingham, ensuring ease of access to a wide range of excellent amenities and transport links. Close to Newark, Lincoln and Gainsborough.

'Central Cottage' showcases much MORE THAN MEETS THE EYE!.. With a copious yet free-flowing internal layout, almost reaching 1,000 square/ft, comprising: An inviting entrance hall with complementary tiled flooring, a lovely bay-fronted lounge with feature fireplace and inset log burner. A generous dining room and fitted kitchen.

The first floor hosts a large landing, TWO DOUBLE BEDROOMS both with fitted wardrobes and a LARGE THREE-PIECE BATHROOM.

Externally, the cottage is equally matched with a charming, private and low maintenance WALL ENCLOSED garden. Promising a perfectly peaceful escape, that can be appreciated all year round. Further benefits of this wholesome character-filled home include uPVC double glazing and gas fired central heating.

STEP INSIDE & FALL IN LOVE!!! This handsome, homely and infectiously charming cottage is bound to fulfill your search! Do not delay, book your viewing TODAY..!



Guide Price £230,000 - £240,000



|  |                             |
|--|-----------------------------|
| <b>ENTRANCE HALL:</b>  | 15'2 x 3'2 (4.62m x 0.97m)  |
| <b>BAY-FRONTED LOUNGE:</b><br>Max measurements provided into bay-window. | 14'3 x 10'9 (4.34m x 3.28m) |
| <b>SPACIOUS DINING ROOM:</b>   | 14'5 x 11'6 (4.39m x 3.51m) |
| <b>FITTED KITCHEN:</b>   | 8'4 x 8'3 (2.54m x 2.51m)   |
| <b>FIRST FLOOR LANDING:</b><br>Max measurements provided.                | 15'10 x 3'5 (4.83m x 1.04m) |
| <b>COPIOUS MASTER BEDROOM:</b>   | 14'7 x 12'5 (4.45m x 3.78m) |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                        | 10'8 x 10'6 (3.25m x 3.20m) |
| <b>LARGE FIRST FLOOR BATHROOM:</b>                                       | 8'5 x 8'3 (2.57m x 2.51m)   |

**EXTERNALLY:**

The front aspect provides a low-level wooden personal gate, opening onto a small paved pathway, leading to the front entrance door. There are low-level walled front and side boundaries.

The right side aspect provides a pathway to a secure personal gate, opening into the DELIGHTFUL LOW-MAINTENANCE courtyard garden. Hosting provision for a garden shed, high-level walled side and rear boundaries. On street parking is also available on a first come, first served basis.

**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: 895 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 'B'**

**EPC: Energy Performance Rating: 'tbc'- On Order**

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.

#### **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.

#### **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.

#### **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.

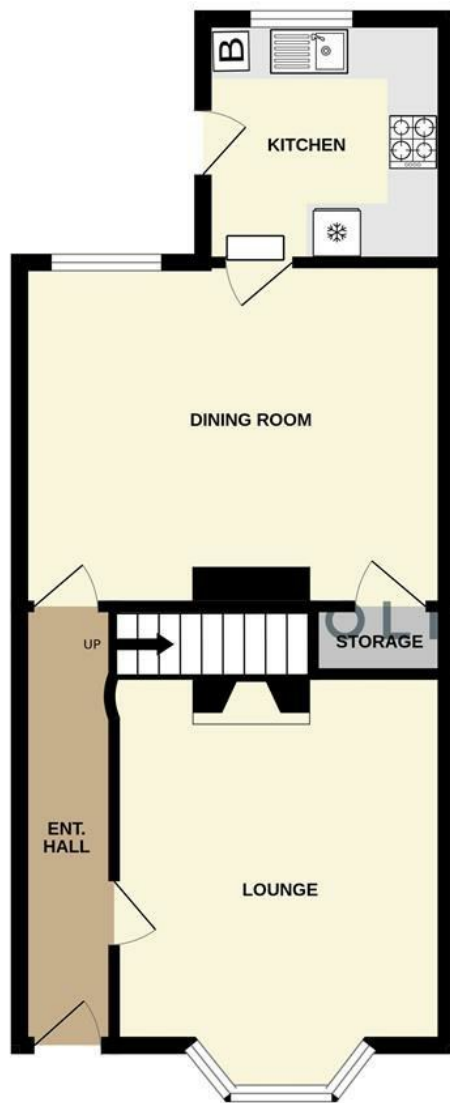








GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |