



Vicarage Close, Collingham, Newark

5 3 3 C

OLIVER REILLY



# Vicarage Close, Collingham, Newark

Guide Price £525,000 - £550,000

- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- GF W.C. LAVISH EN-SUITE & FAMILY BATHROOM
- STUNNING OPEN-PLAN DINING KITCHEN
- DRIVEWAY & CHARMING, PRIVATE REAR GARDEN
- SIGNIFICANTLY EXTENDED FOR MULTI-GENERATIONAL LIVING
- CUL-DE-SAC POSITION IN SOUGHT-AFTER & WELL-SERVED VILLAGE
- TWO LARGE RECEPTION ROOMS & ORANGERY WITH BI-FOLD DOORS
- INTEGRAL ANNEXE! PERFECT FOR MULTI-GENERATIONAL LIVING
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

Guide Price: £525,000 - £550,000. PERFECT FOR MULTI-GENERATIONAL LIVING!

Seeing really is believing as you STEP INSIDE this beautifully bespoke and hugely substantial detached family home. Having been SIGNIFICANTLY EXTENDED to create a wonderfully adaptable degree of living versatility, spanning IN EXCESS OF 2,300 SQUARE/FT. Perfect for a growing or extended family.

This magnificent home is situated in a quiet cul-de-sac, in the heart of a hugely popular and extremely well-served village of Collingham. Boasting great amenities and excellent transport links to Newark and Lincoln.

This copious home shares an impressive and thoughtfully designed layout, presented to a superb standard that boasts a wealth of warmth and charm, showcasing and EXQUISITE FINISH throughout!

The BRIGHT, BEAUTIFUL and FANTASTICALLY FLEXIBLE layout comprises: Entrance porch, boot room, ground floor W.C, an inviting inner reception hall, generous bow-fronted living room with feature fireplace and inset log burner. Oak bi-folding doors open into a MAGNIFICENT L-SHAPED OPEN-PLAN DINING KITCHEN. The highlight of the ground floor has to be an IMPRESSIVE ORANGERY with BI-FOLD DOORS out to a secluded paved seating area.

A SUBSTANTIAL DOUBLE STOREY EXTENSION creates a purposeful INTEGRAL ANNEXE SPACE or additional living accommodation. Hosting a multi-purpose living/ dining space, inner hallway and a STYLISH FITTED KITCHENETTE with breakfast bar and ADDITIONAL BI-FOLD DOORS. An oak staircase leads up to a SUBSTANTIAL MASTER BEDROOM AND EN-SUITE.

The original first floor landing hosts FOUR DOUBLE BEDROOMS and a three-piece family bathroom.

Externally, the house STANDS PROUD with great kerb appeal, a gravelled driveway and a LOVELY, ESTABLISHED and HIGHLY PRIVATE rear garden.

Words truly fail to replicate the magnitude of appreciation we have for this impressive bespoke home! Internal viewings are VITAL to gain a full sense of appreciation and ascertain the amazing degree of versatility available!



<b>ENTRANCE PORCH:</b>	9'5 x 3'2 (2.87m x 0.97m)
<b>GROUND FLOOR W.C:</b>	7'4 x 3'7 (2.24m x 1.09m)
<b>BOOT ROOM:</b>	4'3 x 3'7 (1.30m x 1.09m)
<b>RECEPTION HALL:</b>	15'4 x 6'9 (4.67m x 2.06m)
<b>CONTEMPORARY OPEN-PLAN DINING KITCHEN:</b>	23'1 x 17'2 (7.04m x 5.23m)
Max measurements provided.	
<b>LARGE BOW-FRONTED LIVING ROOM:</b>	19'10 x 11'9 (6.05m x 3.58m)
<b>SIZEABLE ORANGERY:</b>	2'19 x 12'9 (6.63m x 3.89m)
Max measurements provided.	
<b>SUBSTANTIAL FAMILY ROOM/ANNEXE:</b>	13'4 x 13'4 (4.06m x 4.06m)
<b>ANNEXE: INNER HALLWAY:</b>	10'6 x 7'11 (3.20m x 2.41m)
<b>ANNEXE: KITCHENETTE/ UTILITY ROOM:</b>	13'7 x 13'4 (4.14m x 4.06m)
<b>ANNEXE: FIRST FLOOR LANDING:</b>	3'8 x 3'8 (1.12m x 1.12m)
<b>ANNEXE: MASTER BEDROOM:</b>	13'5 x 13'4 (4.09m x 4.06m)
<b>ANNEXE: EN-SUITE SHOWER ROOM:</b>	7'7 x 7'2 (2.31m x 2.18m)
Max measurements provided.	
<b>MAIN FIRST FLOOR LANDING:</b>	18'4 x 6'9 (5.59m x 2.06m)
<b>BEDROOM TWO:</b>	11'9 x 9'10 (3.58m x 3.00m)
Max measurements provided up to extensive fitted wardrobes.	
<b>BEDROOM THREE:</b>	10'9 x 9'11 (3.28m x 3.02m)
<b>BEDROOM FOUR:</b>	9'11 x 9'9 (3.02m x 2.97m)
<b>BEDROOM FIVE:</b>	9'6 x 8'10 (2.90m x 2.69m)
<b>FAMILY BATHROOM:</b>	7'3 x 6'10 (2.21m x 2.08m)



#### **EXTERNALLY:**

The property occupies a wonderful position, in a wonderful residential cul-de-sac. Surrounded by amenities. The front aspect provides dropped kerb vehicular access onto a gravelled driveway. The front garden is predominantly laid to lawn with a complementary range of established plants, bushes and shrubs. There is an attractive walled front boundary with a low-level wrought-iron personal front gate, opening onto a paved pathway, leading to the front entrance door with part brick and oak pillared pitched roof storm canopy above. There is provision for a log store, a fenced left side boundary and low-level walled right side boundary. The BEAUTIFULLY MAINTAINED and HIGHLY PRIVATE rear garden is a delightful external escape. Predominantly laid to lawn, boasting an array of mature bushes and shrubs. There are two delightful paved seating/entertainment areas with a range of external up/down lights. One of which remains central to the two substantial extensions, to create a perfect place to relax and enjoy! There is provision for a large garden shed, external power point, an established high-level hedged rear boundary and fenced side boundaries. A wooden left sided personal gate gives access back to the front of the property.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler 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: 2,325 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 'E'**

#### **EPC: Energy Performance Rating: 'C' (75)**

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.

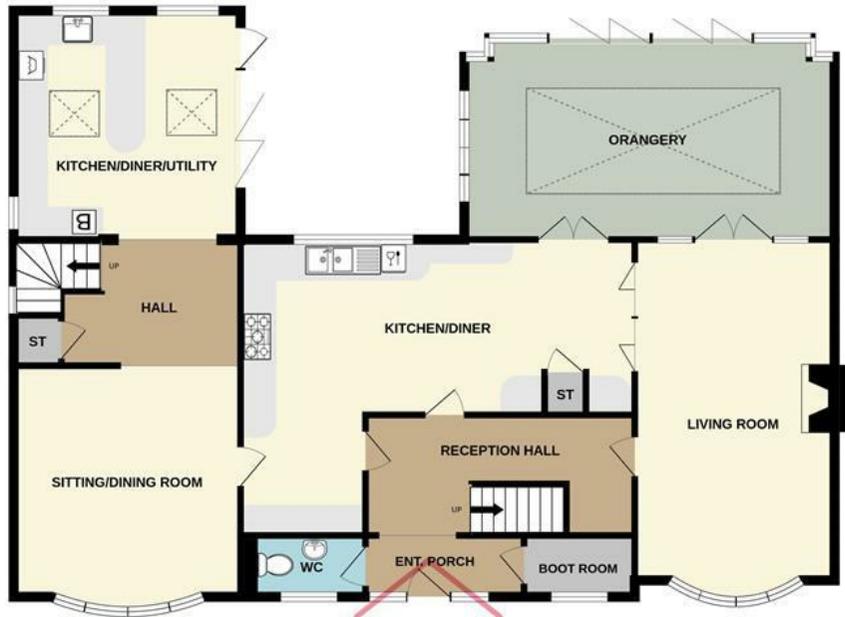
#### **Draft Details-Awaiting Approval:**

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.





GROUND FLOOR



OLIVER REILLY

1ST FLOOR



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>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	