



Temperance Lane, Collingham, Newark

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OLIVER REILLY





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- BEAUTIFULLY EXTENDED COTTAGE
- NON-ESTATE SETTING IN WELL-SERVED VILLAGE
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- PRIVATE SOUTH-FACING COURTYARD
- ADAPTABLE CHARACTER-FILLED LAYOUT
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GF SHOWER ROOM & FIRST FLOOR EN-SUITE BATHROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'bbc'

Guide Price: £325,000 -£350,000. STEP INTO SOMETHING SPECIAL...!

We welcome you to an attractive, bespoke semi-detached character-filled cottage. Promising a FRESH BRIGHT AND BEAUTIFULLY PRESENTED internal design that you'll fall HEAD-OVER HEELS for!

If you're searching for a home that boasts individuality and great living flexibility, then LOOK NO FURTHER!

The cottage occupies a wonderfully tranquil position, in a charming non-estate setting, in the heart of a HUGE POPULAR and WELL-SERVED VILLAGE!.. Allowing ease of access to Newark, Lincoln and Gainsborough.

Having been thoughtfully EXTENDED, there is a great depth of adaptable accommodation set over three floors, spanning in EXCESS of 1,300 square/ft, comprising: Entrance hall, a delightful beamed lounge with feature fireplace and inset multi-fuel burner, a separate sitting room with additional feature fireplace, OPEN-PLAN through to a MAGNIFICENT 22FT OPEN-PLAN DINING KITCHEN, with a range of Velux roof-lights and French doors out to a private courtyard. The ground floor is further enhanced by a LUXURIOUS CONTEMPORARY SHOWER ROOM.

The first floor hosts TWO DOUBLE BEDROOMS both with extensive wardrobes and a SUPERB MODERN EN-SUITE BATHROOM, accessed from the master bedroom.

The second floor enjoys a LOVELY THIRD (Double) BEDROOM. Enhanced by extensive eaves storage cupboards.

Externally, the cottage is greeted with a GRAVELLED MULTI-VEHICLE DRIVEWAY, leading to an IDYLIC SOUTH-FACING PRIVATE COURTYARD.

Additional benefits of this pretty and perfectly proportioned home include modern uPVC double glazing and gas central heating, via A NEWLY INSTALLED COMBINATION BOILER IN 2025!

A WARM WELCOME AWAITS!... Inside this SYMPATHETICALLY STUNNING residence which exudes a picturesque blend of contemporary convenience and period features! All set in one of Newark's most sought-after villages!



ENTRANCE HALL:	4'6 x 2'9 (1.37m x 0.84m)
LOUNGE:	13'9 x 10'2 (4.19m x 3.10m)
SITTING ROOM:	13'10 x 11'10 (4.22m x 3.61m)
MODERN GROUND FLOOR SHOWER ROOM:	13'10 x 4'5 (4.22m x 1.35m)
SUPERB OPEN-PLAN DINING KITCHEN:	22'5 x 15'6 (6.83m x 4.72m)
Max measurements provided.	
FIRST FLOOR LANDING:	13'9 x 5'10 (4.19m x 1.78m)
MASTER BEDROOM:	13'10 x 12'1 (4.22m x 3.68m)
Max measurements provided.	
EN-SUITE BATHROOM:	13'10 x 4'4 (4.22m x 1.32m)
BEDROOM TWO:	12'3 x 7'5 (3.73m x 2.26m)
BEDROOM THREE:	13'10 x 12'3 (4.22m x 3.73m)
With extensive eaves storage cupboards. Boasting excellent storage facilities.	

EXTERNALLY:

The cottage occupies a delightfully tranquil position, in a desirable non-estate setting, in the heart of a well-served village. The front aspect is greeted with a MULTI-CAR GRAVELLED DRIVEWAY, with a part walled and trellis-fenced front boundary. A mature tree and a small variety of established bushes and shrubs. A personal timber entrance gate opens into the private SOUTH-FACING courtyard. Boasting minimal maintenance and maximum enjoyment! Predominantly paved with partially gravelled and planted borders. There are a rage of external up/ down lights and a sloped pantile roof storm porch, with access to the main entrance door. There are fully fenced boundaries, enhancing the private external feel.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY INSTALLED BOILER (2025) and modern uPVC double glazing throughout. Majority of windows were replaced in the last 7 years. The roof was replaced in the last 15 years. Satellite TV and fibre broadband are available to the area.

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.



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.

Approximate Size: 1,355 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: '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.

Viewing Arrangements:

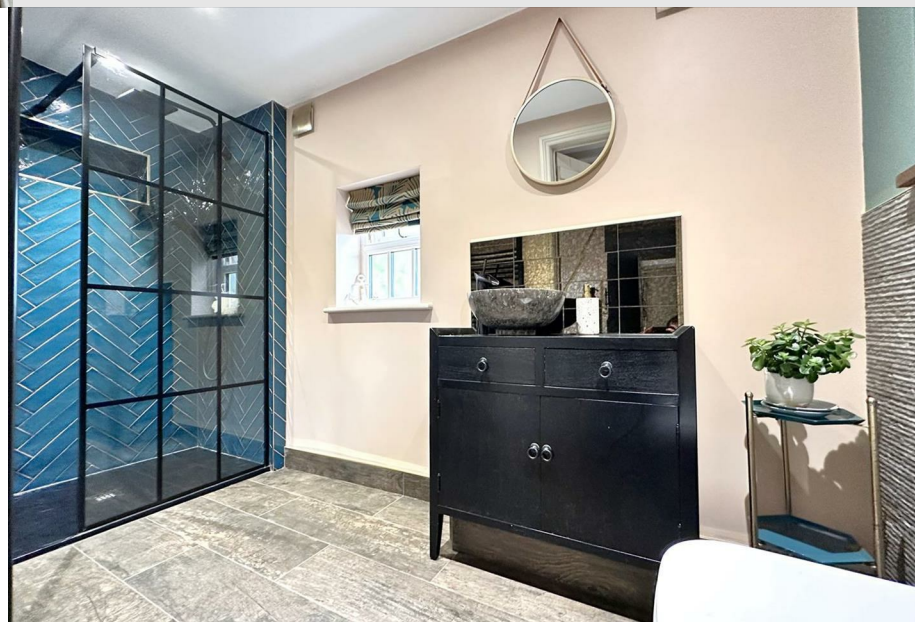
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

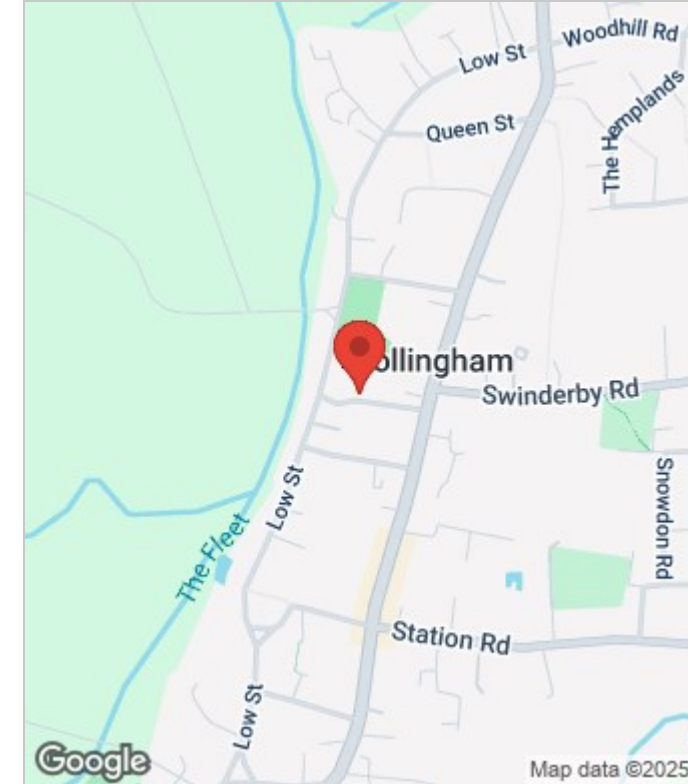
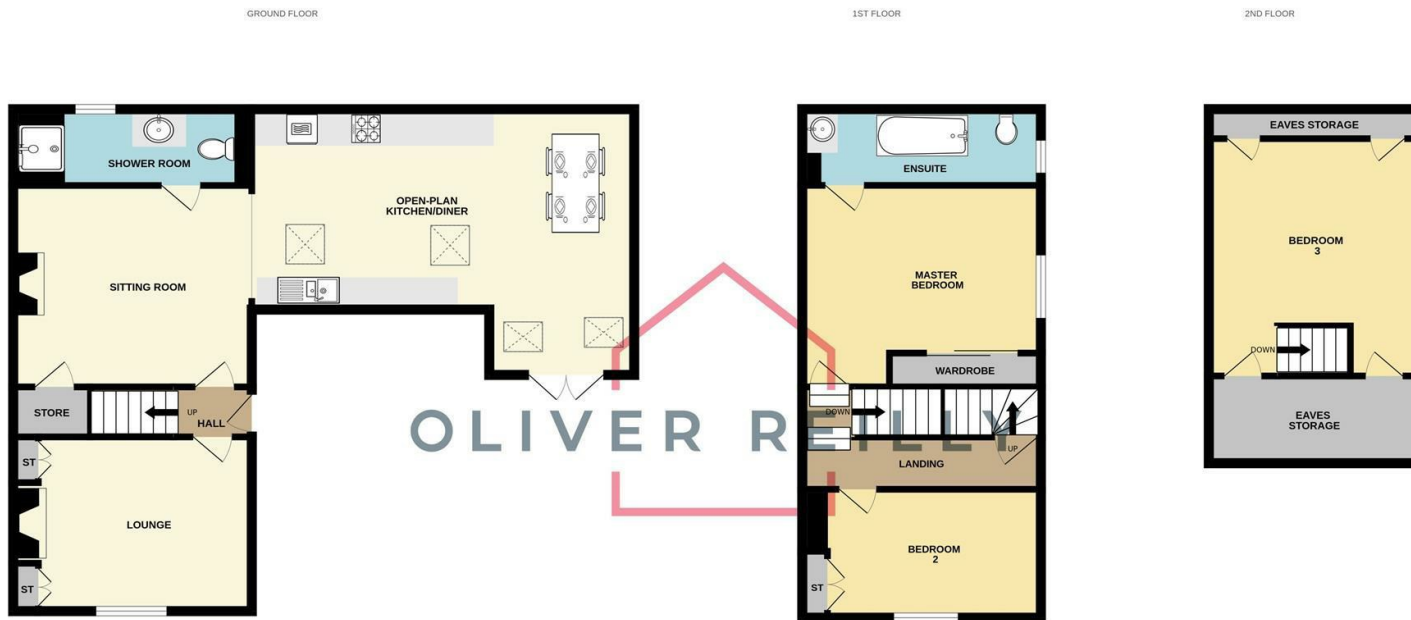
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be







Energy Efficiency Rating

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