



Swinderby Road, Collingham, Newark

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OLIVER REILLY



# Swinderby Road, Collingham, Newark

Guide Price £425,000 - £450,000

- SUBLIME DETACHED BUNGALOW
- CENTRAL & WELL-SERVED VILLAGE POSITION
- FABULOUS BREAKFAST KITCHEN
- CAPTIVATING 0.26 OF AN ACRE WRAP-AROUND PLOT
- SCOPE TO EXTEND- Subject to planning approvals
- THREE DOUBLE BEDROOMS
- MAGNIFICENT OPEN-PLAN LIVING SPACE
- LUXURIOUS FOUR-PIECE BATHROOM & EN-SUITE
- DETACHED DOUBLE GARAGE & EXTENSIVE BLOCK PAVED DRIVEWAY
- SUPERB CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'



Guide Price: £425,000 - £450,000. A SUBLIME SHOW STOPPER ON SWINDERBY ROAD!... WOW!!!!... You're in for a treat here! Not only is this MAGNIFICENT MODERN HOME situated in arguably one of Newark's most sought-after villages, filled with amenities and excellent transport links. It promises PRISTINE PRESENTATION, OPEN-PLAN LIVING, STYLE, SOPHISTICATION and a PLOT TO BE PROUD OF!

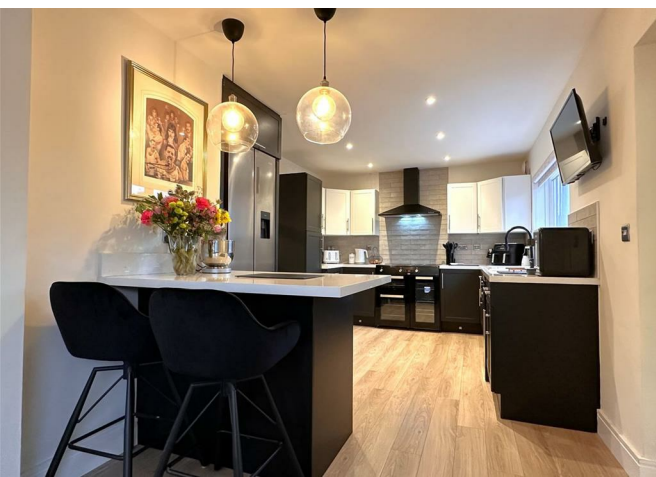
This fabulous NON-ESTATE detached bungalow is a credit to the existing owners, who have thoughtfully enhanced the quality, condition and layout by a country mile!

Boasting MINIMAL MAINTENANCE & MAXIMUM APPRECIATION from the moment you step inside. The expansive & FREE-FLOWING accommodation spans in excess of 1,300 square/ft comprising: Entrance porch/ utility, a FABULOUS BREAKFAST KITCHEN, open-plan through to a WONDERFUL L-SHAPE LOUNGE/DINER with eye-catching media wall, log burner, a fitted dining bench with storage and sliding doors out to a secluded SOUTH FACING Indian sandstone patio. There is a highly inviting reception hall/ sitting area, A LUXURIOUS FOUR-PIECE BATHROOM and three DOUBLE bedrooms. The spacious master bedroom is enhanced by extensive fitted wardrobes and an EN-SUITE SHOWER ROOM, accessed via a 'secret' door!

If you weren't already impressed by the inside, the outside space will KNOCK YOUR SOCKS OFF!... The mesmerising 0.26 of an acre private plot is a joy to behold. Greeted with a SUBSTANTIAL BLOCK PAVED DRIVEWAY. Allowing off-street parking for a wide range of vehicles. Leading down to a DETACHED DOUBLE GARAGE. The large wrap-around garden retains a vast degree of privacy and promotes a great blank canvas, for you to inject your own personality! Additional benefits of this BEAUTIFULLY BESPOKE CONTEMPORARY CRACKER include uPVC double glazing and gas central heating, via a modern combination boiler.

STEP INTO SOMETHING SPECIAL! This remarkable residence will not disappoint! Internal viewings are highly recommended.

<b>ENTRANCE PORCH/ UTILITY:</b> Max measurements provided.	9'4 x 6'9 (2.84m x 2.06m)
<b>OPEN-PLAN BREAKFAST KITCHEN:</b>	16'4 x 10'4 (4.98m x 3.15m)
<b>OPEN-PLAN LOUNGE/DINER:</b> Max measurements provided.	23'2 x 18'7 (7.06m x 5.66m)
<b>INNER RECEPTION HALL:</b>	16'11 x 7'6 (5.16m x 2.29m)
<b>INNER HALLWAY:</b>	24'10 x 3'6 (7.57m x 1.07m)
<b>MASTER BEDROOM:</b> Max measurements provided up to extensive fitted wardrobes.	12'6 x 12'1 (3.81m x 3.68m)
<b>EN-SUITE SHOWER ROOM:</b>	8'4 x 4'1 (2.54m x 1.24m)
<b>BEDROOM TWO:</b>	14'7 x 10'4 (4.45m x 3.15m)
<b>BEDROOM THREE:</b>	10'10 x 10'4 (3.30m x 3.15m)
<b>LUXURIOUS FOUR-PIECE BATHROOM:</b>	9'5 x 8'2 (2.87m x 2.49m)
<b>DETACHED DOUBLE GARAGE:</b> Of brick built construction, with a flat felt roof. Accessed via two manual up/over garage doors. Equipped for power and lighting to be installed. uPVC double glazed windows and a uPVC double glazed personal door to the left side elevation, gives access to the garden.	18'7 x 16'8 (5.66m x 5.08m)





**EXTERNALLY:**  
This marvellous modern home occupies a magnificent 0.26 of an acre private wrap-around plot. Pleasantly situated in the centre of this hugely popular, well-served and connected village. The front aspect is greeted with a SUBSTANTIAL BLOCK PAVED DRIVEWAY. Allowing ample off-street parking options. Leading down to a DETACHED DOUBLE GARAGE. There is additional gravelled hardstanding, with double external power socket. Which could also be used for parking, if required. The front garden is partially laid to lawn. Hosting complementary and established planted borders. There is a small Indian sandstone paved seating area, with outside tap. Perfect for that morning coffee in the summer time! A small concrete pathway leads to the front entrance door, with two external up/ down lights. The left side aspect has an additional concrete pathway, leading to a secluded SOUTH FACING Indian sandstone patio, with two external up/ down lights. Also accessed via the uPVC double glazed sliding doors in the OPEN-PLAN living/ dining space. Creating a continuous flow and bringing the outside, inside. The generous and private rear garden is a great family-friendly space. Leaving much to the imagination! Predominantly laid to lawn and enhanced by a large variety of established bushes, shrubs and trees. There is provision for a garden shed, fully fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'Worcester' 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: 1,350 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the detached double garage.

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

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

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'C' (72)**  
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 an 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</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	