



Regents Close, Collingham, Newark

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OLIVER REILLY



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Guide Price £185,000

- SPACIOUS CONTEMPORARY TERRACE HOME
- QUIET CUL-DE-SAC IN A WELL-SERVED VILLAGE
- GF W.C & STYLISH MODERN BATHROOM
- GENEROUS MULTI-VEHCILE DRIVEWAY WITH CARPORT
- Gas Central Heating, uPVC Double Glazing & EV CHARGER
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS LOUNGE/DINER & CONSERVATORY
- BEAUTIFULLY LANDSCAPED & LOW MAINTENANCE GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- EARLY VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

GUIDE PRICE £185,000 - £195,000 MOVE STRAIGHT IN..!!!

Welcome to a deceptively spacious modern mid-terrace home. Promising COMFORT, CONVENIENCE AND STYLE COMBINED! Pleasantly positioned in a quiet residential cul-de-sac, in the heart of a HUGELY DESIRABLE and EXTREMELY WELL-SERVED village location. Enjoying a wide variety of EXCELLENT local amenities, along with ease of access to Newark & Lincoln. This smartly presented home promotes a well-proportioned layout comprises: Entrance hall, ground floor W.C, Contemporary fitted kitchen, large lounge/diner and equally generous conservatory. The first floor provides three sizeable bedrooms and a SUPBER CONTEMPORARY family bathroom. Externally, the property promotes a SUPERB LOW MAINTENANCE GARDEN, with an extensive paved seating area. The front aspect benefits from EXTENSIVE OFF STREET PARKING with EV CHARGER (included in the sale) with the addition of a useful carport. Further benefits of this lovely home include recently installed uPVC double glazing and gas central heating. This easily maintainable home promotes an excellent opportunity for all aspiring first time buyers or downsizers, ready for your IMMEDIATE APPRECIATION. Early viewings are ESSENTIAL, to avoid disappointment!



- Entrance Hall** 9'3 x 3'3 (2.82m x 0.99m)
 Accessed via a solid wooden external door. With tiled flooring and carpeted stairs rising to the first floor. Access into the ground floor W.C, living room and kitchen;
- Modern Fitted Kitchen:** 9'2 x 8'3 (2.79m x 2.51m)
 With tiled flooring. Providing a range of complimentary wall and base units with worksurfaces over and modern tiled splash backs. Integrated electric oven with four ring gas hob over and extractor fan above. Integrated dishwasher and provision for a freestanding fridge freezer and under counter washing machine. Access to a concealed wall mounted condensing boiler.
- Ground Floor W.C:** 5'1 x 2'8 (1.55m x 0.81m)
 With low level W.C and corner fitted ceramic wash hand basin.
- Generous Lounge/Diner:** 14'1 x 15'1 (4.29m x 4.60m)
 A GENEROUS living space with wood effect laminate flooring, useful fitted walk-in storage cupboard and access into the conservatory. Max measurements provided.
- Conservatory:** 13'7 x 9'2 (4.14m x 2.79m)
 Of timber construction with a polycarbonate roof. Providing tiled flooring, a double panel radiator and French doors opening out onto the low maintenance garden.
- First Floor Landing:** 8'0 x 3'2 (2.44m x 0.97m)
 With carpeted flooring and loft hatch access point which has a loft ladder and partial boarding. Access into the family bathroom and all three bedrooms;
- Master Bedroom:** 12'4 x 8'4 (3.76m x 2.54m)
 A well-proportioned DOUBLE bedroom with carpeted flooring.
- Bedroom Two:** 10'10 x 8'4 (3.30m x 2.54m)
 A further DOUBLE BEDROOM with carpeted flooring. Max measurements provided.



Bedroom Three:

A well-proportioned bedroom with carpeted flooring.

7'4 x 6'4 (2.24m x 1.93m)

First Floor Bathroom:

8'6 x 6'4 (2.59m x 1.93m)

Three-piece suite: comprising: Panelled bath with electric shower facility above, white tiled splash backs and wall mounted shower screen, low level W.C and pedestal wash hand basin. Useful fitted airing cupboard, housing the hot water cylinder.

Externally:

The front aspect provides a generous front driveway, providing off street parking for multiple vehicles, with a timber carport, for under covered parking. There is an outside tap, EV CHARGER and a paved pathway leading to the front entrance door. The rear garden has been superbly improved by the current owners and is general low maintenance, with artificial lawn and an extensive paved patio with gravelled borders. Newly erected fenced side and rear boundaries, with a secure timber access gate providing access to a shared passageway. PLEASE NOTE: There is NO SHARED ACCESS across the property's garden.

Tenure: Freehold. Sold with vacant possession.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an EV charger to the front aspect and uPVC double glazing. This excludes the timber conservatory and front entrance door.

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: 818 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D'

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



1ST FLOOR



Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC

