



Baptist Lane, Collingham, Newark

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OLIVER REILLY



# Baptist Lane, Collingham, Newark

Guide Price £325,000

- SUBSTANTIAL SEMI-DETACHED HOME
- TWO GENEROUS RECEPTION ROOMS
- PRIME POTENTIAL TO MAKE YOUR OWN!
- INTEGRAL OVER-SIZED GARAGE & MULTI-CAR DRIVEWAY
- WELL-MAINTAINED & READY TO MAKE YOUR OWN!
- FIVE BEDROOMS
- HUGELY SOUGHT-AFTER VILLAGE LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- WONDERFUL & WELL-APPOINTED SOUTH FACING GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'



## SUBSTANTIAL SPACE, SCOPE & SOUGHT-AFTER SERENITY!!!

Prepare to be bowled over by this BIG, BOLD & BRILLIANT semi-detached home. Situated in one of Collingham's most desirable non-estate settings. Boasting a VAST RANGE OF EXCELLENT AMENITIES, idyllic countryside walks, ease of access to Lincoln, Newark and Gainsborough.

Here we have a highly regarded 1950's built family-sized residence, that has been exceptionally well-maintained, retaining a tasteful degree of character features and promises exciting SCOPE TO ENHANCE AND MAKE YOUR OWN! This sizeable home spans in the region of 1,500 square/ft of accommodation and allows marvellous living flexibility, via a LARGE & ADAPTABLE LAYOUT. Comprising: Inviting entrance hall, a generous living room, with French doors into a sun room, admiring views down the garden. An inner hallway hosts a dining room, a fitted kitchen and a ground floor W.C. The split-level first-floor landing hosts FIVE BEDROOMS, a two-piece bathroom and a separate W.C.

Externally, the outside matches the inside. Having been thoughtfully maintained and promoting exciting potential to inject your own identity.

The front aspect is greeted with a spacious driveway, with a large-enough frontage that could be adapted to create further parking options. Leading into an OVER-SIZED GARAGE. Promoting scope to be utilised into further living accommodation. Subject to relevant approvals.

The LARGE, LOVELY & SOUTH FACING REAR GARDEN presents a perfect external escape. Remaining HIGHLY PRIVATE, with a paved seating area and an abundance of personality.

Additional benefits of this SPACIOUS, STRIKING & much-loved home include uPVC double glazing and gas central heating, via a modern combination boiler, installed in 2023.

A rare opportunity awaits with ENDLESS POSSIBILITIES & PURE POTENTIAL! Marketed with NO ONWARD CHAIN!

<b>ENTRANCE HALL:</b>	7'7 x 6'5 (2.31m x 1.96m)
<b>BAY-FRONTED LIVING ROOM:</b> Max measurements provided into bay-window.	21'6 x 10'10 (6.55m x 3.30m)
<b>SUN ROOM:</b>	10'1 x 4'9 (3.07m x 1.45m)
<b>DINING ROOM:</b>	13'1 x 9'5 (3.99m x 2.87m)
<b>KITCHEN:</b>	10'3 x 8'6 (3.12m x 2.59m)
<b>GROUND FLOOR W.C.:</b> Max measurements provided.	4'3 x 2'9 (1.30m x 0.84m)
<b>FIRST FLOOR LANDING:</b>	5'10 x 2'8 (1.78m x 0.81m)
<b>BAY-FRONTED MASTER BEDROOM:</b> Max measurements provided into bay-window.	13'1 x 10'10 (3.99m x 3.30m)
<b>BEDROOM TWO:</b> Max measurements provided.	12'10 x 11'4 (3.91m x 3.45m)
<b>BEDROOM THREE:</b>	12'10 x 7'8 (3.91m x 2.34m)
<b>BEDROOM FOUR:</b>	10'10 x 8'3 (3.30m x 2.51m)
<b>BEDROOM FIVE:</b> Max measurements provided.	9'6 x 7'9 (2.90m x 2.36m)
<b>FIRST FLOOR BATHROOM:</b>	9'6 x 5'2 (2.90m x 1.57m)
<b>FIRST FLOOR W.C.:</b>	6'6 x 2'8 (1.98m x 0.81m)
<b>OVER-SIZED INTEGRAL GARAGE:</b>	24'8 x 13'1 (7.52m x 3.99m)

Accessed via a manual up/ over garage door and a separate obscure uPVC double glazed front personal door. Equipped with power and lighting. A uPVC rear personal door gives access out to the garden. Internal access into the ground floor W.C with cold water tap. Access to the high-level gas meter and into the fitted kitchen. Providing great scope to be utilised into additional living space Subject to relevant approvals. Max measurements provided.





#### **EXTERNALLY:**

This spacious family-sized home is situated in one of the villages most desirable settings. Occupying an enviable plot. Greeted with dropped kerb vehicular access onto a tarmac driveway, with access into the LARGE & OVER-SIZED INTEGRAL GARAGE. The front garden is predominantly gravelled, with complementary planted borders, a range of established shrubs, a hedged left side/ front boundary and a low-level walled right side boundary. A tarmac pathway leads to the front entrance door, with external wall light and storm canopy above.

The well-appointed and BEAUTIFULLY MAINTAINED SOUTH FACING REAR GARDEN is a joy to behold. Predominantly laid to lawn, with mature and well-tended planted borders. Hosting a great space for the whole family to relax and enjoy. There is a sizeable paved seating area, with a concrete pathway down to the bottom of the garden. There is an external wall light, mature hedged side and rear boundaries, all of which help to create a high-level of privacy, all year round.

#### **Approximate Size: 1,500 Square Ft.**

Measurements are approximate and for guidance only. This includes the oversized integral garage.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'BAXI' combination boiler, installed in the last 3 years 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.

#### **Tenure: Freehold.**

Sold with vacant possession on completion. Subject to a grant of probate being issued.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'D'**

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.

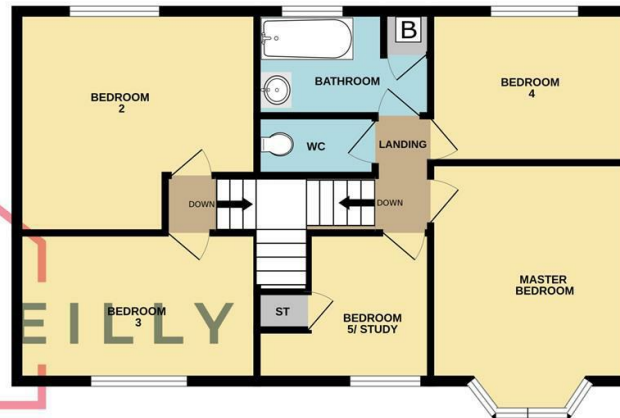




GROUND FLOOR



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>		<b>78</b>
(55-68) <b>D</b>	<b>62</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	



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