



Swinderby Road, Collingham, Newark

 4  1  2  D

 OLIVER REILLY



# Swinderby Road, Collingham, Newark

Guide Price £260,000 - £270,000

- DETACHED FAMILY HOME
- POPULAR & WELL-SERVED VILLAGE LOCATION
- FIRST FLOOR BATHROOM & ADDITIONAL W.C
- GENEROUS & PRIVATE REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EXTENSIVE MULTI-VEHICLE DRIVEWAY
- GREAT SCOPE TO EXTEND (STPP)
- ONE TO MAKE YOUR OWN! NO CHAIN! Tenure: Freehold. EPC 'tbc'



Guide Price: £260,000-£270,000. A HOME TO MAKE YOUR OWN!

Make the most of this rare and exciting opportunity to acquire a fantastic family-sized residence, situated in heart of a hugely popular, well-connected and amenity-filled village of Collingham.

This BRILLIANT BLANK CANVAS represents a great chance for you to take TAKE THIS HOUSE TO THE NEXT LEVEL!... Occupying a wonderful plot with outstanding POTENTIAL TO EXTEND (subject to relevant planning approvals).

The adaptable internal layout offers comfortable and practical living space, which comprises: Entrance hall, a spacious multi-purpose sitting room, a GENEROUS LOUNGE/DINER and fitted kitchen.

The first floor hosts FOUR BEDROOMS and three-piece family bathroom and separate first floor W.C. Externally, the property STANDS PROUD on a wonderful plot. Welcomed by an EXTENSIVE MULTI-VEHICLE DRIVEWAY.

The DELIGHTFUL REAR GARDEN retains a high-degree of privacy, backing onto a lovely orchard. The garden promotes a perfect possibility to extend (STPP), whilst retain a magnificent external space, suitable for the whole family to appreciate!

Additional benefits of this well-maintained and POTENTIAL-FILLED home include uPVC double glazing, gas central heating, via a modern combination boiler and a functional alarm system.

SET YOUR SIGHTS... on a distinguished home brimming with options inside and out. Set to leave a long-lasting impression! Available with NO ONWARD CHAIN!!

<b>ENTRANCE HALL:</b>	6'2 x 3'7 (1.88m x 1.09m)
<b>SITTING ROOM:</b>	16'6 x 8'5 (5.03m x 2.57m)
<b>GENEROUS LOUNGE/DINER:</b> Max measurements provided,	20'4 x 11'10 (6.20m x 3.61m)
<b>KITCHEN:</b>	11'9 x 7'6 (3.58m x 2.29m)
<b>FIRST FLOOR LANDING:</b>	5 x 2'8 (1.52m x 0.81m)
<b>MASTER BEDROOM:</b>	11'9 x 8'9 (3.58m x 2.67m)
<b>BEDROOM TWO:</b>	10'8 x 8'6 (3.25m x 2.59m)
<b>BEDROOM THREE:</b>	8'10 x 8'6 (2.69m x 2.59m)
<b>BEDROOM FOUR:</b>	8'6 x 7'6 (2.59m x 2.29m)
<b>FAMILY BATHROOM:</b>	7'6 x 6'5 (2.29m x 1.96m)
<b>ADDITIONAL W.C.</b>	5'5 x 2'8 (1.65m x 0.81m)

## EXTERNALLY:

This potential-filled detached home is pleasantly positioned in the centre of a hugely popular and well served village. The house stands on a generous 0.09 of an acre private plot and is greeted with dropped kerb vehicular access onto an EXTENSIVE driveway. Partially tarmac and partially gravelled. Hosting ample space for a variety of vehicles. There are planted side borders, fenced side and front boundaries. Access to the front entrance door. A right sided wooden personal gate opens onto a concrete pathway, which has a uPVC double glazed side door into the kitchen. The pathway leads down to the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with complementary planted borders and a range of mature fruit trees. There is paved hard-standing and provision for a garden shed. The garden retains a high-level of privacy, backing onto an orchard. There are fully fenced side and rear boundaries.





**Approximate Size: 992 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system 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.

**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.

**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.

**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:**

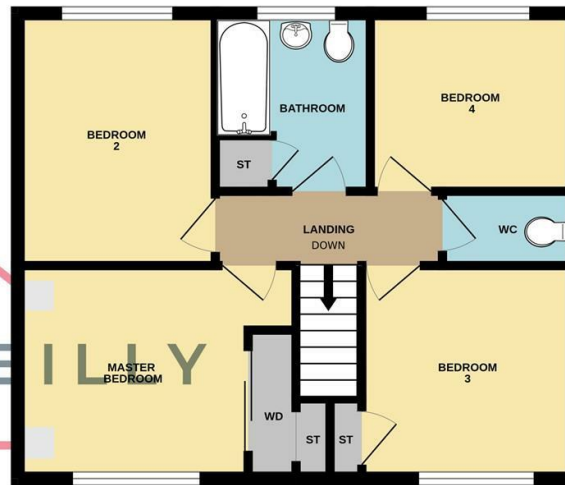
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



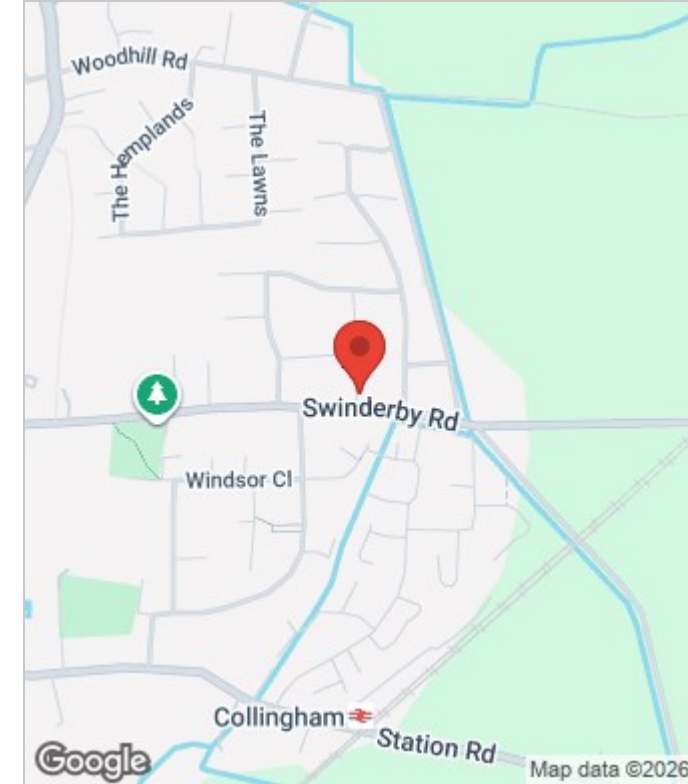


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



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>		
(55-68) <b>D</b>	<b>68</b>	<b>75</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	