



Lorander, Temperance Lane, Collingham, Newark

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 OLIVER REILLY



# Lorander, Temperance Lane, Collingham, Newark

Guide Price £300,000 - £325,000

- LOVELY NON-ESTATE DETACHED BUNGALOW ■ THREE BEDROOMS
- DESIRABLE & WELL-SERVED VILLAGE LOCATION ■ GENEROUS DUAL-ASPECT LIVING ROOM
- OPEN-PLAN DINING KITCHEN ■ STYLISH MODERN SHOWER ROOM
- WONDERFULLY PRIVATE 0.14 OF AN ACRE PLOT ■ DETACHED SINGLE GARAGE & EXTENSIVE DRIVEWAY
- FULL OF CHARM & POTENTIAL! ■ NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £300,000 - £325,000. A SLICE OF THE GOOD LIFE!

'Lorander' is a magnificent non-estate detached bungalow. Promising much MORE THAN MEETS THE EYE! Pleasantly positioned in the centre of this HUGELY POPULAR & WELL SERVED VILLAGE. Enjoying a peaceful non-estate setting, only a few moments away from idyllic countryside walks and a host of desirable amenities.

This much-loved individual home promotes a SPACIOUS, ADAPTABLE & FREE-FLOWING internal layout, comprising: Entrance porch, a large inner hallway, GENEROUS DUAL-ASPECT LIVING ROOM with an open-fire. A separate dining room OPEN-PLAN through to a STYLISH MODERN KITCHEN. There are THREE DOUBLE BEDROOMS (two of which provide extensive fitted wardrobes) and a CONTEMPORARY SHOWER ROOM.

Externally, the bungalow boasts a CAPTIVATING 0.14 OF AN ACRE PRIVATE PLOT. Welcomed via an extensive gravelled driveway, leading down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

The charming, picturesque and pretty rear garden hosts an abundance of tranquility and maturity. Perfect for anyone green fingered!

Additional benefits of this attractive and bespoke home include a variety of uPVC/hardwood double glazing and gas fired central heating.

Picture yourself inside this PEACEFUL RETREAT WITH CHARACTER AND COMFORT in mind! Marketed with NO ONWARD CHAIN!!!



<b>ENTRANCE PORCH:</b>	4'8 x 4'5 (1.42m x 1.35m)
<b>INNER HALLWAY:</b>	20'1 x 9'1 (6.12m x 2.77m)
<b>GENEROUS LIVING ROOM:</b>	20'6 x 14'5 (6.25m x 4.39m)
<b>DINING ROOM:</b>	12'10 x 9'7 (3.91m x 2.92m)
<b>OPEN-PLAN KITCHEN:</b>	9'11 x 7'7 (3.02m x 2.31m)
<b>MASTER BEDROOM:</b>	12'10 x 9'7 (3.91m x 2.92m)
<b>BEDROOM TWO:</b>	10'10 x 9'5 (3.30m x 2.87m)
<b>BEDROOM THREE:</b>	10'2 x 9'10 (3.10m x 3.00m)
<b>MODERN SHOWER ROOM:</b>	9'1 x 5'6 (2.77m x 1.68m)
<b>DETACHED SINGLE GARAGE:</b>	19'8 x 8'4 (5.99m x 2.54m)

Of concrete sectional construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Wooden window to the left side elevation. A wooden left sided personal door leads out to the garden.

### EXTERNALLY:

This delightful non-estate detached home occupies a captivating 0.14 of an acre private plot. Set in the heart of the village, close to a wide array of amenities, all in walking distance. The front aspect is greeted with a brick pillared entrance, onto an EXTENSIVE GRAVELLED DRIVEWAY. Boasting ample off-street parking, leading down to a DETACHED SINGLE GARAGE, with an external wall light. The complementary front garden is laid to lawn with mature planted borders. A gravelled pathway leads to the front entrance door, with external wall light. A wooden right sided personal gate opens into the LOVELY & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, enhanced by a wide array of raised planted borders, established trees, including a silver birch. A paved pathway leads down to a private block paved seating area. There is provision for a garden shed, a range of external lights, fenced left side boundaries and hedged right side/rear boundaries.

**Approximate Size: 1,020 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, uPVC double glazing to the rear of the property and hardwood double glazing to the front/ side elevations. 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 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:**

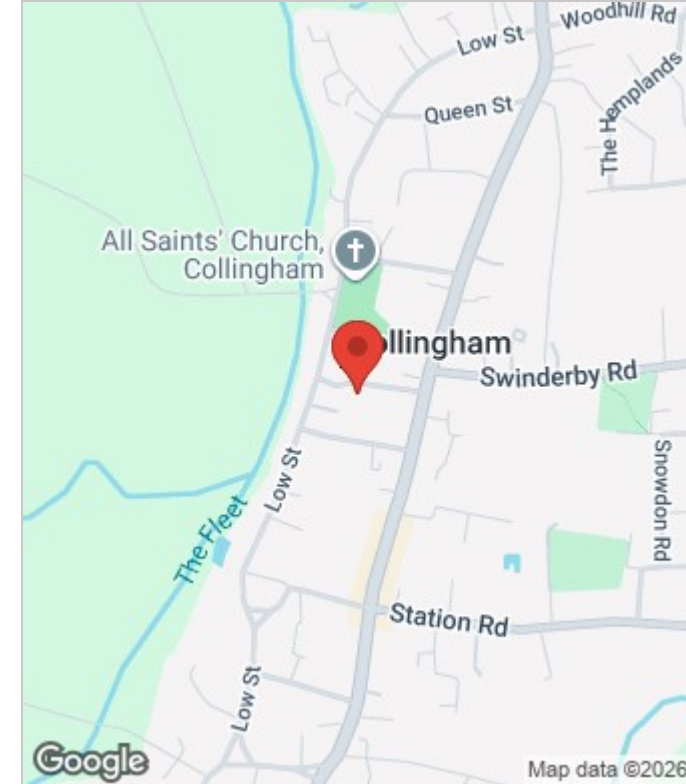
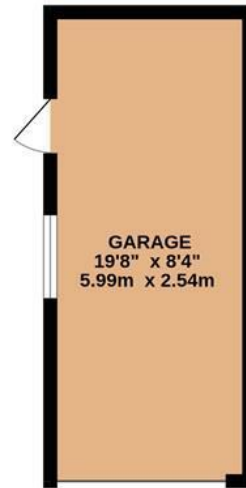
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







### 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>75</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	