



Church Lane, Collingham, Newark

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 OLIVER REILLY



# Church Lane, Collingham, Newark

Guide Price £325,000

- SUBSTANTIAL SEMI-DETACHED HOME
- IDYLIC NON-ESTATE VILLAGE SETTING
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- LARGE DETACHED MULTI-PURPOSE WORKSHOP
- EXCELLENT CONDITION WITH SCOPE TO MAKE YOUR OWN!
- FOUR DOUBLE BEDROOMS
- THREE ADAPTABLE RECEPTION ROOMS
- OVER-SIZED INTEGRAL GARAGE & MULTI-VEHICLE DRIVEWAY
- PRIVATE REAR GARDEN & UNSPOILED FRONT OUTLOOK
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

A HANDSOME HOME WITH ENDLESS POSSIBILITIES & NO CHAIN!!! Boasting arguably one of the most IDYLIC & SOUGHT-AFTER positions in Collingham!... Church Lane is a home that speaks for itself! Commanding EXTENSIVE & ADAPTABLE living space, perfect to suit the needs of growing family life, whilst enjoying an unspoiled front outlook and a peaceful wander down to open countryside. This much-loved residence has been thoughtfully adapted over many years, following its construction in the 1960's. Whilst still promoting OPTIONS GALORE to re-model and adapt the existing space. The substantial accommodation almost reaches 1,600 square/ft and comprises: Large entrance porch, an inner reception hall, ground floor W.C, GENEROUS 20FT LIVING ROOM, open-plan through to a separate sitting room, a dining room with an OPEN-PLAN FLOW through to a sizeable kitchen with a potential-filled pantry. An inner hallway leads to a side passageway and an OVERRSIZED INTERGAL GARAGE. Equipped with power, lighting, an electric garage door and great scope to be utilised into further living space. Subject to approvals. The tiered first floor landing admires an unspoiled outlook, leading into a three-piece family bathroom and FOUR EXCELLENT SIZED BEDROOMS. The copious master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM. Externally, the non-estate setting proceeds itself! Greeted with a MULTI-VEHCILE DRIVEWAY and a sizeable frontage which could be used to create further parking spaces. The LOVELY, PRIVATE & MANAGEABLE READ GARDEN promises a wonderful external escape, with a secluded paved seating area, lovely summer house, external store and a HUGE DETACHED WORKSHOP. Providing power, lighting & multi-purpose potential. Additional benefits of this EXCITING, EXTENSIVE & VASTLY INDIVIDUAL residence include uPVC double glazing, gas central heating and an alarm system. PICTURE THE POTENTIAL & SET YOUR SIGHTS on an opportunity like no-other! You won't leave disappointed!



<b>ENTRANCE PORCH:</b>	13'3 x 5'2 (4.04m x 1.57m)
<b>INNER RECEPTION HALL:</b>	8'6 x 6'5 (2.59m x 1.96m)
<b>GROUND FLOOR W.C:</b>	6'1 x 3'10 (1.85m x 1.17m)
<b>GENEROUS LIVING ROOM:</b>	20'3 x 10'8 (6.17m x 3.25m)
<b>SITTING ROOM:</b>	10'4 x 8'5 (3.15m x 2.57m)
<b>DINING ROOM:</b>	10'3 x 7'10 (3.12m x 2.39m)
With access into a useful pantry, which could be adapted into a utility space, if required.	
<b>KITCHEN:</b>	12'1 x 8'5 (3.68m x 2.57m)
<b>INNER HALL:</b>	4'4 x 3'1 (1.32m x 0.94m)
With access into a useful store room.	
<b>SIDE LOBBY:</b>	14'9 x 2'9 (4.50m x 0.84m)
<b>TIERED FIRST FLOOR LANDING:</b>	15'1 x 8'4 (4.60m x 2.54m)
Max measurements provided.	
<b>MASTER BEDROOM:</b>	14'4 x 12'8 (4.37m x 3.86m)
Max measurements provided.	
<b>EN-SUITE SHOWER ROOM:</b>	9'3 x 2'9 (2.82m x 0.84m)
<b>BEDROOM TWO:</b>	10'10 x 10'2 (3.30m x 3.10m)
<b>BEDROOM THREE:</b>	10'10 x 9'10 (3.30m x 3.00m)
<b>BEDROOM FOUR:</b>	9'6 x 7'10 (2.90m x 2.39m)
Max measurements provided.	
<b>FAMILY BATHROOM:</b>	7'10 x 5'3 (2.39m x 1.60m)
<b>INTEGRAL OVERRSIZED GARAGE:</b>	20'8 x 10'9 (6.30m x 3.28m)
Accessed via an electric up/ over garage door. Equipped with power and lighting. Accessed to the gas and electricity meters and modern 'WORCESTER' gas combination boiler. Wooden double doors open out to the rear garden and over to the detached workshop. Promoting great scope to be adapted into additional living accommodation, subject to relevant approvals.	





20'10 x 14'8 (6.35m x 4.47m)

**LARGE DETACHED WORKSHOP:**  
Of timber clad construction, with a pitched metal roof. Accessed via an up/ over garage door. A vast workshop space, showcasing great multi-purpose potential. Equipped with power and lighting. Two windows to the left side elevation and one to the right side elevation. Two wooden double doors to the right side elevation open out to the garden.

**DETACHED TIMBER SUMMER HOUSE:**  
Of timber construction, with a pitched felt roof. Accessed via a wooden personal door, with a window to the front, left and right side elevation. Equipped with power.

**EXTERNALLY:**  
This substantial semi-detached home is pleasantly positioned in a quiet, central and non-estate setting. Lying in the heart of a hugely popular, well-served and cleverly connected village. The property promotes privacy from all angles, remaining un-overlooked to the front and rear. The house is greeted with dropped kerb vehicular access onto a multi-vehicle tarmac driveway, with access to the OVER-SIZED INTEGRAL GARAGE, via an electric door. The front garden is tastefully hard-landscaped and predominantly slate shingled, with raised plant beds. A paved Indian sandstone pathway leads to the entrance porch and (via the left side aspect) up to a secure wooden personal gate, opening through to a covered paved pathway, down to a LARGE DETACHED WORKSHOP. With double garage door, power and lighting. The pathway follows round to the HIGHLY PRIVATE & LOW-MAINTENANCE REAR GARDEN. Predominantly laid to lawn, with partially planted borders and a lovely paved seating area, directly from the uPVC double glazed sliding doors in the sitting room. There is a delightful timber summer house, with electricity connected and a useful timber external store, located behind the detached workshop. There is an outside tap, fully fenced side and rear boundaries. Retaining a huge degree of privacy, all year round.

**Approximate Size: 1,590 Square Ft.**  
Measurements are approximate and for guidance only. This includes the large integral garage.

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

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'tbc'- On Order**  
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.

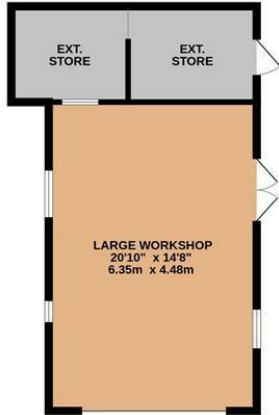
**Money Laundering Regulations:**  
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.





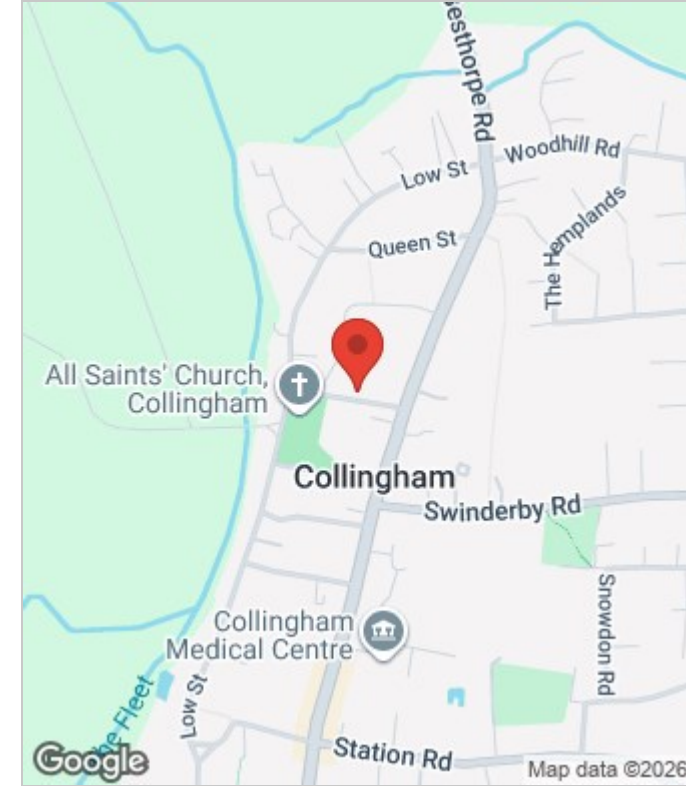
GROUND FLOOR



1ST FLOOR



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>		
(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	