

Pitomy Drive, Collingham, Newark

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OLIVER REILLY



Pitomy Drive, Collingham, Newark

Guide Price £230,000 - £250,000

- MARVELLOUS & MODERN END TERRACE HOME
- QUIET CONTEMPORARY CUL-DE-SAC
- IMPRESSIVE OPEN-PLAN DINING KITCHEN
- CHARMING, PRIVATE & ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING- UNDER FLOOR HEATING TO THE GROUND FLOOR
- THREE WELL-PROPORTIONED BEDROOMS
- HUGELY POPULAR & WELL-SERVED VILLAGE LOCATION
- GROUND FLOOR W.C & STYLISH FIRST FLOOR BATHROOM
- EXTENSIVE BLOCK PAVED DRIVEWEAY TO THE SIDE
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £230,000 - £250,000. SIMPLY READY TO ENJOY!

A FANTASTIC FRESH START AWAITS! Enjoying a peaceful and highly desirable cul-de-sac position, in one of Newark's most sought-after villages, this attractive modern home combines everyday convenience with a wonderful sense of tranquillity. With excellent local amenities, convenient transport links and easy access to major road networks, this is a location that truly has it all!

MODERN LIVING AT ITS FINEST! Offering a BRILLIANT BLANK CANVAS, this beautifully proportioned home is bursting with cosmetic potential and ready for its next chapter! The thoughtfully designed, free-flowing accommodation provides the perfect balance of SPACE, STYLE & PRACTICALITY!

The ground floor welcomes you into an entrance hall, a convenient ground floor W.C and a GENEROUSLY SIZED LOUNGE.
The real heart of the home is the SUPERB OPEN-PLAN DINING KITCHEN, complete with French doors opening directly onto the rear garden, effortlessly connecting indoor and outdoor living.

Upstairs, the first-floor landing leads to THREE WELL-PROPORTIONED BEDROOMS and a STYLISH FAMILY BATHROOM.

STEP OUTSIDE AND UNWIND! The delightful, fully enclosed rear garden offers a wonderful degree of privacy, creating a peaceful outdoor retreat. Complemented by a generous paved seating area, it's the perfect setting for simply enjoying the sunshine!

To the side of the property, a BLOCK-PAVED DRIVEWAY provides AMPLE OFF-STREET PARKING, adding further practicality to this already impressive home.

Further benefits include double glazing throughout, gas central heating with under-floor heating on the ground floor and a spacious loft with ladder access and boarding, providing valuable additional storage. All AVAILABLE WITH NO ONWARD CHAIN!

A HOME THAT TICKS ALL THE BOXES! Your next chapter starts right HERE!







ENTRANCE HALL: 6'10 x 6'2 (2.08m x 1.88m)
Max measurements provided.

GROUND FLOOR W.C: 6'2 x 3'7 (1.88m x 1.09m)

GENEROUS LOUNGE: 14'6 x 10'1 (4.42m x 3.07m)

OPEN-PLAN DINING KITCHEN: 17'4 x 14'3 (5.28m x 4.34m)
Max measurements provided. Dining area reduces to 10'10ft. (3.30m).

FIRST FLOOR LANDING: 11'3 x 6'8 (3.43m x 2.03m)
With loft hatch access point- Providing a pull-down ladder, extensive boarding for storage, power and lighting.

MASTER BEDROOM: 12'10 x 10'4 (3.91m x 3.15m)

BEDROOM TWO: 12'6 x 10'3 (3.81m x 3.12m)
Max measurements provided.

BEDROOM THREE: 8'6 x 6'6 (2.59m x 1.98m)

STYLISH FAMILY BATHROOM: 7'4 x 6'7 (2.24m x 2.01m)



EXTERNALLY:

This ATTRACTIVE & MODERN END-TERRACE HOME enjoys a delightful residential position, tucked away within a peaceful contemporary cul-de-sac, in the heart of a HIGHLY SOUGHT-AFTER, EXTREMELY WELL-SERVED & CONVENIENT VILLAGE LOCATION!

The front aspect is approached via a low-level pedestrian gate, opening onto a paved pathway leading to the front entrance door, sheltered beneath a sloped tiled roof storm canopy. There is also access to the discreetly positioned gas and electricity meters. The charming front garden is predominantly laid to lawn, complemented by decorative gravelled borders and wrought-iron fenced boundaries, creating a welcoming first impression.

To the right-hand side of the property, DROPPED KERB VEHICULAR ACCESS leads onto an EXTENSIVE BLOCK-PAVED DRIVEWAY, providing GENEROUS OFF-STREET PARKING FOR MULTIPLE VEHICLES! A secure wooden pedestrian gate provides access into the CHARMING & BEAUTIFULLY MANAGEABLE REAR GARDEN! Designed with MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT in mind, this lovely outdoor retreat is predominantly laid to lawn, with access to a garden shed.

An EXTENSIVE PAVED SEATING AREA provides the perfect setting for OUTDOOR ENTERTAINING or relaxing in the sunshine! Conveniently accessed via French doors from the OPEN-PLAN DINING KITCHEN, this inviting space creates a wonderful connection between indoor and outdoor living. there is an outside tap, external wall light and fully enclosed side/ rear boundaries. Providing a welcome degree of privacy and security.

The garden is further enhanced by an ATTRACTIVE TREE-LINED/HEDGED BACKDROP, creating a delightful sense of seclusion and an ENJOYABLE, UNSPOILT OUTLOOK BEYOND!

Agents Note:

PLEASE NOTE: A right of access exists over the lower section of the driveway, to facilitate access to the electrical substation.

Approximate Size: 855 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, via under-floor heating to the ground floor and radiators tot he first floor. There is also 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 'B'

EPC: Energy Performance Rating: 'C' (76)

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, 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:

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:

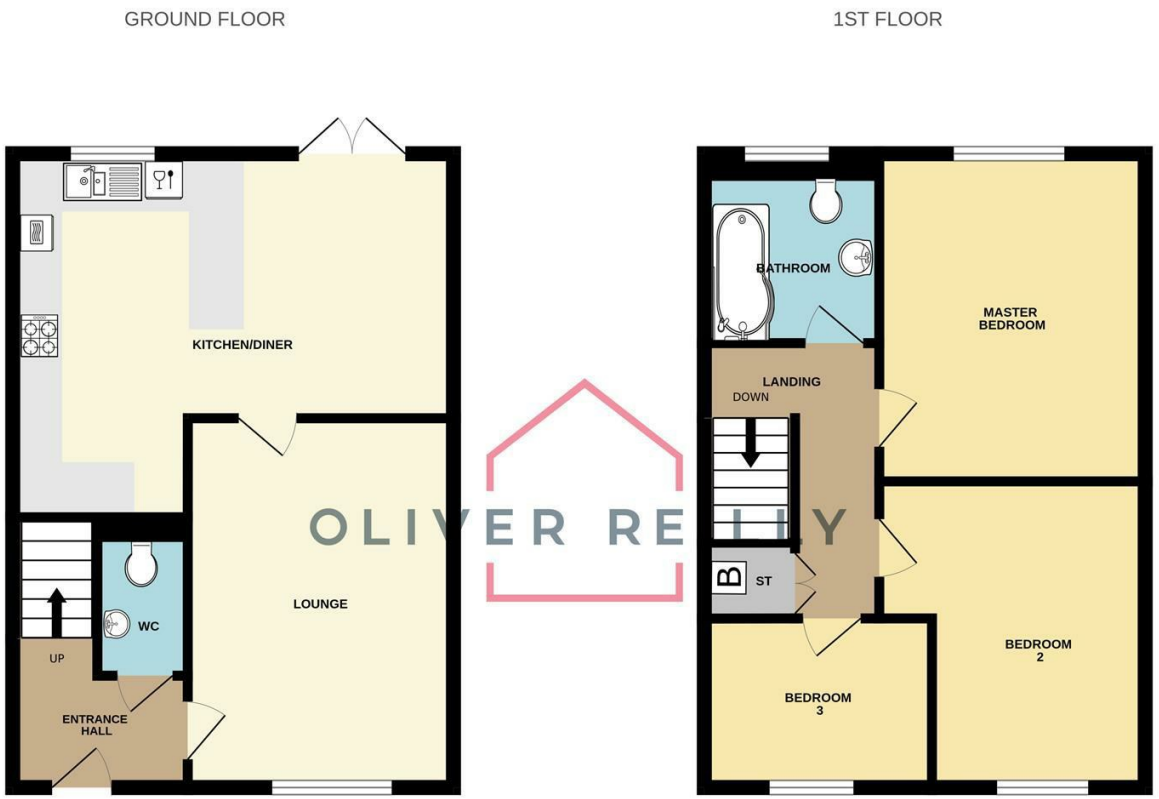
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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:

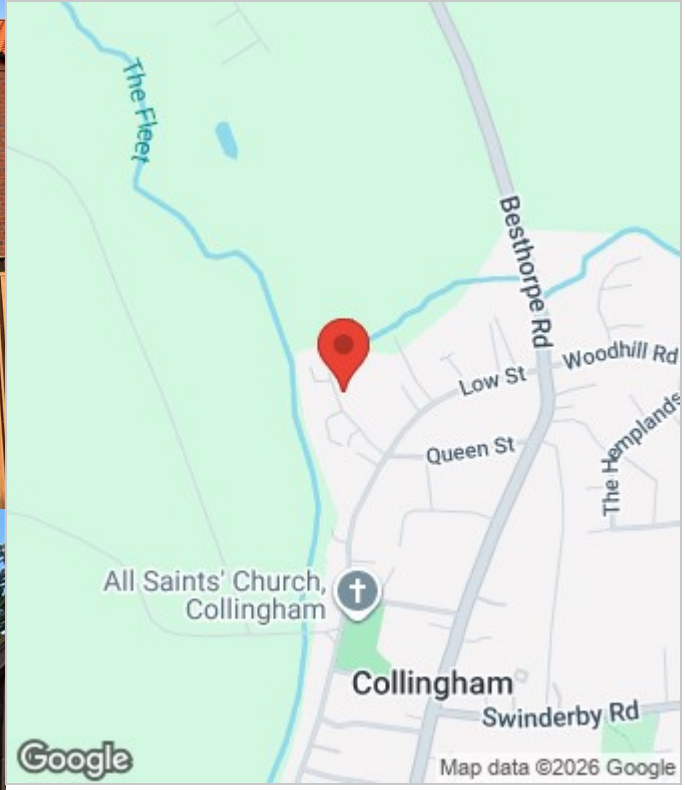
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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