

The Hovel, Collingham NG23 7LB

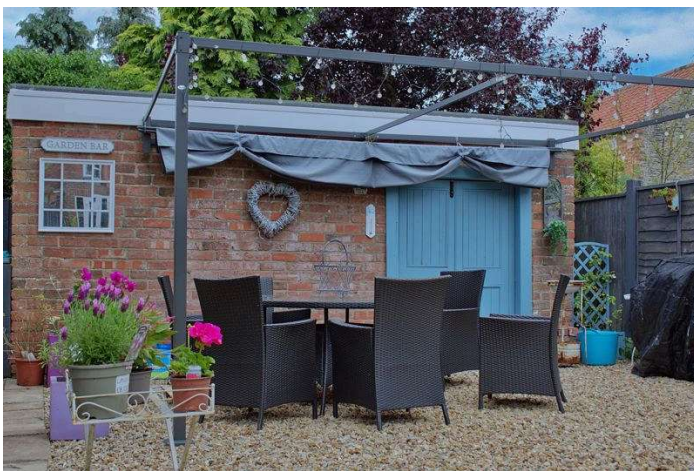


A truly splendid and unique four bedroom period property situated in a Conservation Area in the heart of Collingham. The property has been extensively refurbished and extended by the present owners and retains an abundance of character and charm. The lounge has a log burning stove and the magnificent dining kitchen is fully fitted. There off road parking to the rear, a garage and an excellent sized garden. Viewing is essential.

£450,000







Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has the staircase rising to the first floor and doors providing access to the study and lounge. The hallway has a ceramic tiled floor, a ceiling light point and a radiator.

Study 12' 0" x 12' 0" (3.65m x 3.65m)

The study has a window to the front elevation, a ceramic tiled floor, a ceiling light point and a radiator. The focal point of this excellent sized home office is the ornamental fireplace.

Lounge 15' 0" x 12' 4" (4.57m x 3.76m)

This charming room has a beamed ceiling and recessed ceiling spotlights. There is a brick fireplace with log burning stove inset, and to one side of the chimney breast are bespoke fitted storage cupboards and shelving units. A door provides access through to the cloakroom and sitting room, and a door opening leads through to the dining kitchen.

Dining Kitchen 17' 3" x 15' 6" (5.25m x 4.72m)

This magnificent dining kitchen is formed within the extended part of the home and has a window to the rear elevation and glazed French doors providing access to the garden. There is also a rain sensitive and remote controlled skylight which makes the room particularly bright and airy. The kitchen area is fitted with an extensive range of bespoke base and wall units, including display cabinets, complemented with square edge work surfaces and metro tiled splash backs. There is a sink with boiling water tap, and integrated appliances include a dishwasher, microwave, full height fridge and freezer. The electric Range cooker with extractor canopy is available by separate negotiation. The wall mounted TV is included within the sale. The central island incorporates yet further storage, a built in wine cooler and a breakfast bar, and has pendant lighting above. The room is of sufficient size to comfortably accommodate a dining table, and has underfloor heating and recessed ceiling spotlights. A door opening leads through to the utility room.

Utility Room 15' 0" x 5' 7" (4.57m x 1.70m)

The utility room has a window to the side elevation and is fitted with base units with solid wood work surfaces. There is a stainless steel sink and space and plumbing for both a washing machine and a tumble dryer. The room has two ceiling light points.

Ground Floor Cloakroom 8' 11" x 8' 7" (2.72m x 2.61m)

This large cloakroom is fitted with a vanity unit with wash hand basin inset, and a WC. This room has the potential to provide a further bathroom or shower room if required. There is a ceramic tiled floor, a ceiling light point, an extractor fan and a radiator.

Sitting Room 21' 1" x 14' 0" (6.42m x 4.26m)

This fabulous sized and well proportioned reception room has dual aspect windows to the front and side elevations, and a further door leading out to the High Street. The sitting room has engineered oak flooring, two ceiling light points and three radiators. This room with separate access and downstairs cloakroom would make an excellent granny flat if required.

First Floor Landing

The staircase rises from the reception hallway to a split landing which provides access to all four bedrooms and the family bathroom. The landing has a window to the front elevation and two ceiling light points. Access to the loft space is obtained from the landing.

Bedroom One 11' 10" x 11' 7" (3.60m x 3.53m)

A delightful master bedroom with a window to the rear elevation, a fitted double wardrobe which also houses the central heating boiler, a ceiling light point and a radiator. Secondary loft access is obtained from this bedroom. A door opening leads through to the en-suite and walk-in wardrobe.

Walk-in Wardrobe

This space is fitted out with comprehensive shelving and has recessed ceiling spotlights.

En-suite Shower Room 10' 7" x 10' 3" (3.22m x 3.12m) (at widest points)

The en-suite has a window to the rear elevation and a Velux skylight window to the side. The room is fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 12' 2" x 12' 1" (3.71m x 3.68m)

A further excellent sized double bedroom with a window to the front elevation. This bedroom has an ornamental fireplace and located to one side of the chimney breast is a double fitted wardrobe. There is a ceiling light point and a radiator installed.

Bedroom Three 12' 0" x 12' 0" (3.65m x 3.65m)

A double bedroom with a window to the front elevation, a fitted wardrobe located to the side of the chimney breast, a ceiling light point and a radiator.

Bedroom Four 12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom four is also a double and has a window to the rear elevation, a ceiling light point and a radiator.

Family Bathroom 15' 0" x 5' 5" (4.57m x 1.65m) (including storage cupboard)

This well appointed family bathroom is fitted with a 'P' shaped bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. Located to one end of the room is a large and useful storage cupboard. The bathroom is enhanced with part ceramic wall tiling and also has two ceiling light points, an extractor fan and a heated towel rail.

Outside

This family home has an excellent sized garden to the rear which is laid predominantly to lawn edged with borders containing an abundance of mature shrubs, flowers, plants and trees. There is a patio area ideal for outdoor seating and entertaining and to

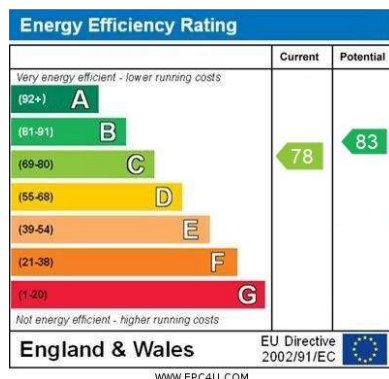
the rear is a further seating area and the garage. Next to the garage and accessed from Bell Lane via twin wooden gates is the off road parking.

Garage 16' 9" x 9' 11" (5.10m x 3.02m)

The garage has an up and over door to the front elevation and twin doors to the side. The garage is equipped with power and lighting.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

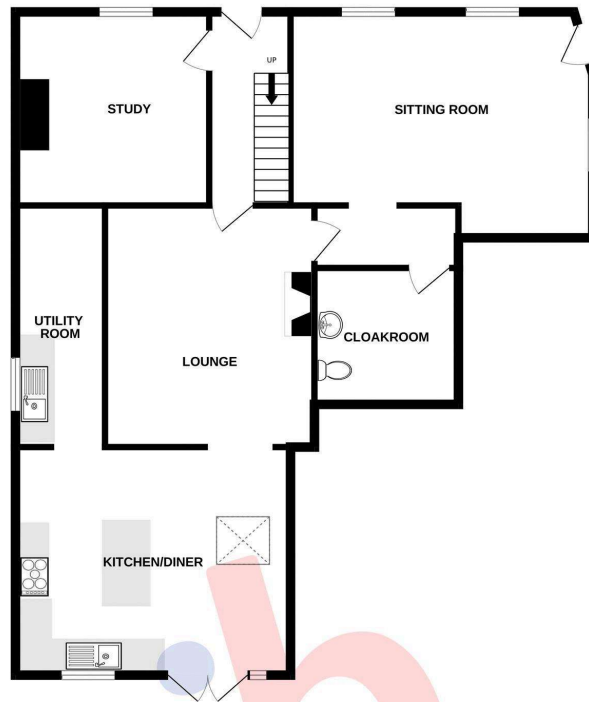
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

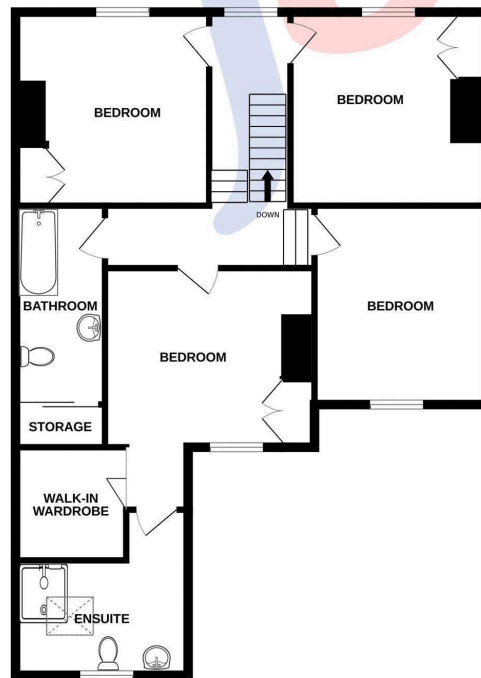
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007379 10 September 2025

GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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