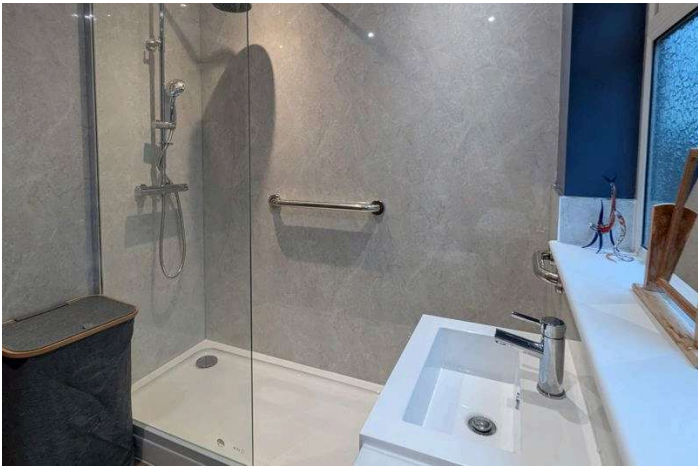


The Hemplands, Collingham NG23 7PE



GUIDE PRICE £300,000 to £325,000. A substantial three/four bedroom detached bungalow situated on a large corner plot and available for purchase with NO CHAIN. In addition to the bedroom accommodation there is an excellent sized lounge, a fitted kitchen, cloakroom and shower room. There is a large garage, off road parking and gardens that sweep around all sides. The property is double glazed, has gas central heating and is also equipped with solar panels.

Guide Price £300,000 to £325,000







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:

Entrance Porch

The entrance porch has a ceiling light point and a glazed door into the reception hallway.

Reception Hallway

The reception hallway has a ceiling light point and provides access to the cloakroom, kitchen and lounge.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and a ceiling light point.

Kitchen 11' 10" x 8' 10" (3.60m x 2.69m)

Having a window to the side elevation and a half glazed door leading out into the garden. The kitchen is fitted with a comprehensive range of wooden base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated fridge and freezer, space for a freestanding gas cooker and further space for a washing machine and tumble dryer. The kitchen has cornice to the ceiling and a ceiling light point.

Lounge 15' 2" x 12' 11" (4.62m x 3.93m)

This excellent sized reception room has a window to the front elevation and a door into the inner hallway. The lounge has a wall mounted gas fire with back boiler, cornice to the ceiling, a ceiling light point and a radiator.

Inner Hallway

The inner hallway provides access to bedrooms one, two and four together with the shower room. There is a useful storage cupboard, a ceiling light point and a radiator. Access to the loft space is obtained from the inner hallway.

Bedroom One 12' 2" x 11' 11" (3.71m x 3.63m)

An excellent sized double bedroom with a window to the side elevation, a fitted wardrobe with sliding mirror doors, a ceiling light point and a radiator.

Bedroom Two 11' 11" x 9' 7" (3.63m x 2.92m)

Bedroom two has a window overlooking the garden, a ceiling light point and a radiator. A door leads through to bedroom three.

Bedroom Three 13' 6" x 7' 6" (4.11m x 2.28m)

This bedroom has a window overlooking the garden and provides further access to the roof space. In addition there are wall light points and a radiator.

Bedroom Four/Study 8' 10" x 6' 11" (2.69m x 2.11m)

This room has a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator.

Shower Room 6' 7" x 6' 2" (2.01m x 1.88m)

The well appointed shower room has an opaque window to the side elevation and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with mermaid board and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

The property stands on an excellent sized corner plot and to the front is a footpath leading to the front door, either side of the footpath are lawned and enclosed gardens. The gardens sweep around either side and to the rear and are laid primarily to lawn with a number of mature shrubs, plants and trees. The timber shed is included within the sale. To the rear of the property is the driveway which provides off road parking and in turn leads to the garage.

Garage 18' 2" x 11' 8" (5.53m x 3.55m)

This oversized garage has an electrically operated up and over door to the front elevation, a window to the side and a personnel door to the rear. The garage is equipped with power and lighting.

Probate

The sale of this property is subject to probate.

Council Tax

The property is currently in Band C.

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

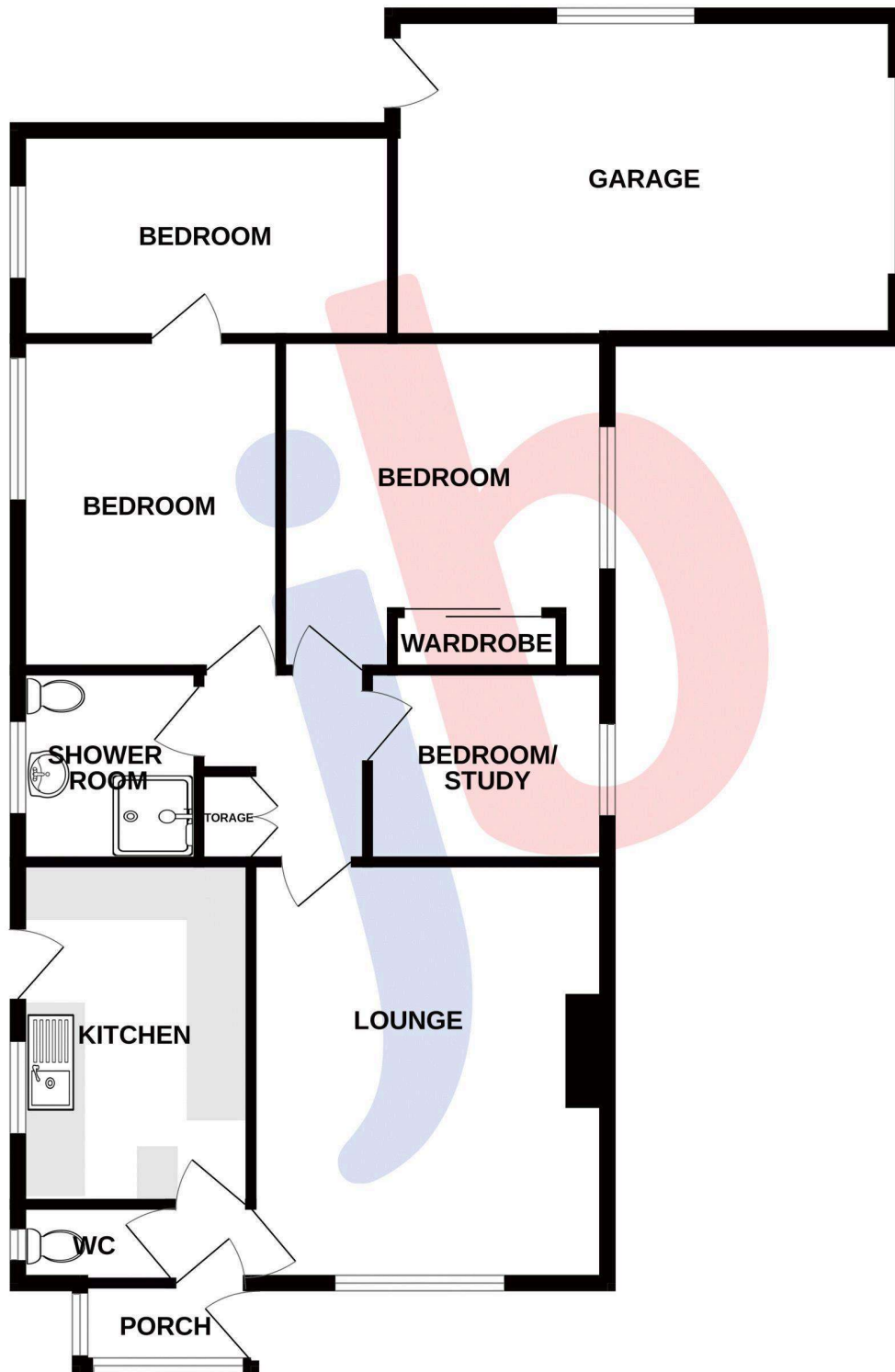
Newark & Sherwood District Council, Notts, 01636 650000

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 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. 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. 00007544 19 November 2025

GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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