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ESTATE AGENTS



15 Hickman Grove

Collingham, NG23 7QU

Guide Price £550,000 to £575,000



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## 15 Hickman Grove

Collingham, NG23 7QU

\*\*\*BEAUTIFUL COUNTRYSIDE VIEWS\*\*\* Guide Price £550,000 to £575,000. This five bedroom detached family home is tucked away and boasts a beautiful landscaped West facing garden with open countryside views. Imagine being able to enjoy your morning coffee or a glass of wine in the evening in this peaceful tranquil setting. The spacious accommodation offers versatility spread over three stories and would make a great home for any growing family.

The ground floor comprises an entrance hall, dual aspect kitchen diner, lounge, dining room currently used as a playroom, WC, utility room and a study. The first floor landing gives access the master bedroom with fitted wardrobes and an ensuite shower room, two double bedrooms and a family bathroom. The second floor is ideal for any teenager or guests with two further double bedrooms and a shower room.

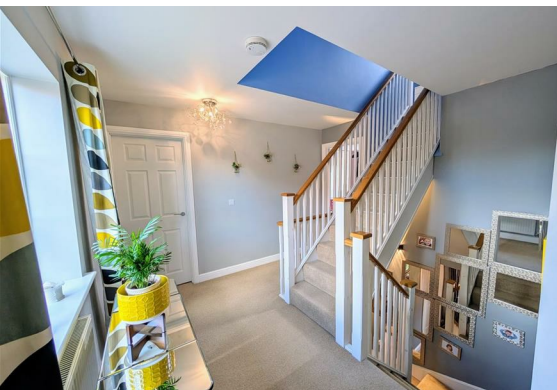
The hub of the home is the kitchen diner and is a place to catch up with the day's events with the family or cooking up a culinary treat whilst being able to entertain guests. The kitchen area is fitted with a range of base & wall units complemented with roll top worksurfaces and integrated appliances include an eye level oven, microwave, five ring gas hob, fridge, freezer, dishwasher, and a wine cooler.

The property benefits from gas central heating, underfloor heating to the ground floor and UPVC double glazing.

Outside the West facing rear garden is landscaped with a variety of shrubs, trees & bushes, there is a decked seating area with a glass bannister which has been built on stilts and has rolling countryside views. There is also a pergola and patio area. The front is majority laid to lawn and gives access to the pedestrian footpath to Hickman Grove, and a gate that leads to the garage with parking for two cars.

Collingham has access to many amenities within walking distance including doctors' surgery, dental practice, pharmacy, post office, Co-op supermarket, coffee shop, butcher's, hairdresser's, pub and has a regular bus service. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham. Newark is approximately 6 miles away where you will find many more amenities and Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





## Entrance Hall

**Lounge**  
18'10 x 12'5 (5.74m x 3.78m)

**Kitchen Diner**  
23'4 x 11'1 (7.11m x 3.38m)

**Dining Room**  
12'0 x 11' (3.66m x 3.35m)

**Study**  
7'0 x 7'7 (2.13m x 2.31m)

**Utility Room**  
7'7 x 6'3 (2.31m x 1.91m)

**WC**  
7'7 x 3'2 (2.31m x 0.97m)

## First Floor

**Bedroom One**  
18'7 x 14'3 (5.66m x 4.34m)  
max measurements

**Ensuite**  
9'1 x 6'6 (2.77m x 1.98m)  
max measurements

**Bedroom Three**  
12'5 x 12'4 (3.78m x 3.76m)

**Bedroom Five**  
11'0 x 8'11 (3.35m x 2.72m)

**Bathroom**  
8'10 x 7'6 (2.69m x 2.29m)

## Second Floor

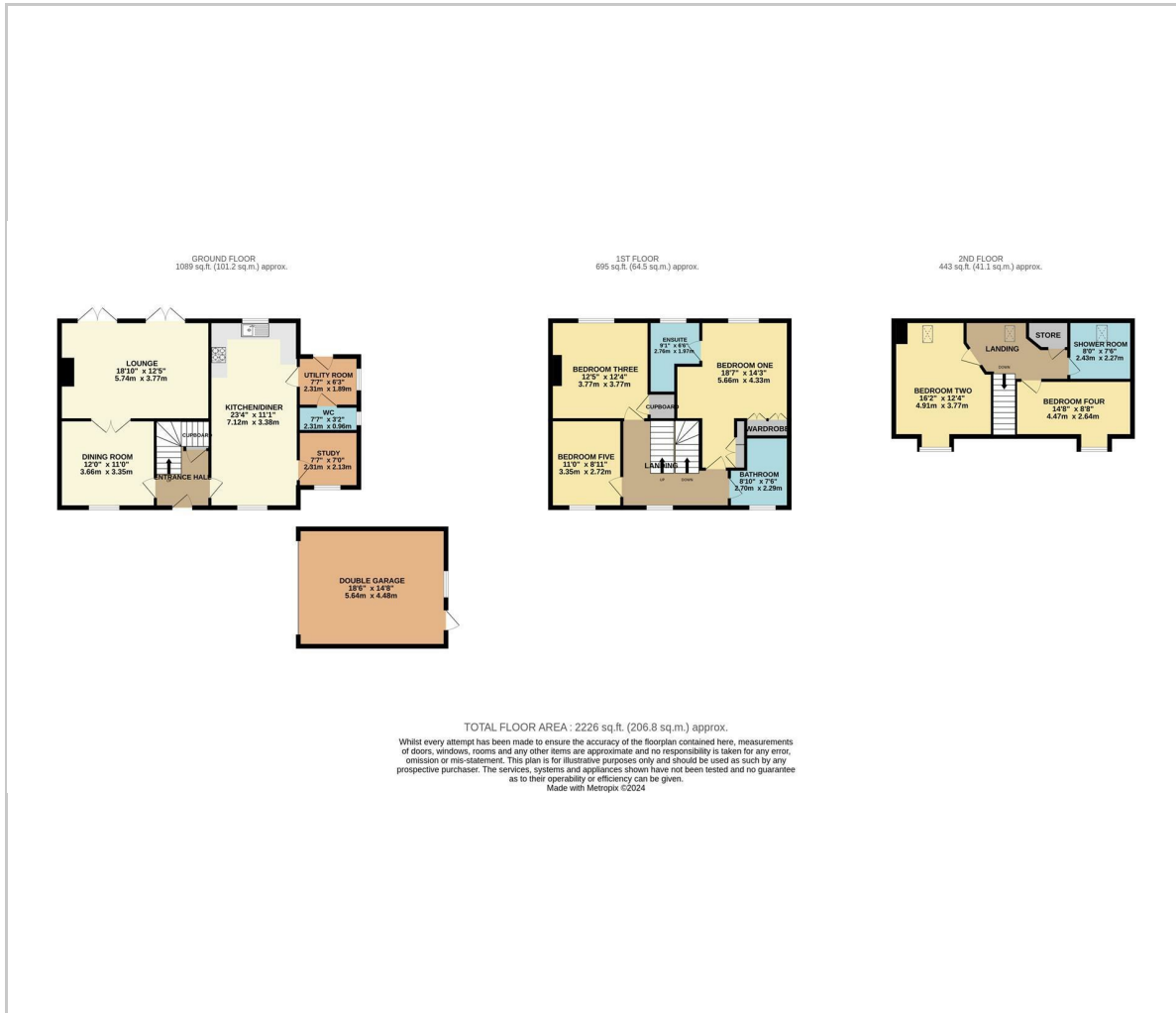
**Bedroom Two**  
16'2 x 12'4 (4.93m x 3.76m)  
Into recess

**Bedroom Four**  
14'8 x 8'8 (4.47m x 2.64m)  
Into recess

**Shower Room**  
8'0 x 7'6 (2.44m x 2.29m)

**Double Garage**  
18'6 x 14'8 (5.64m x 4.47m)

## Floor Plan



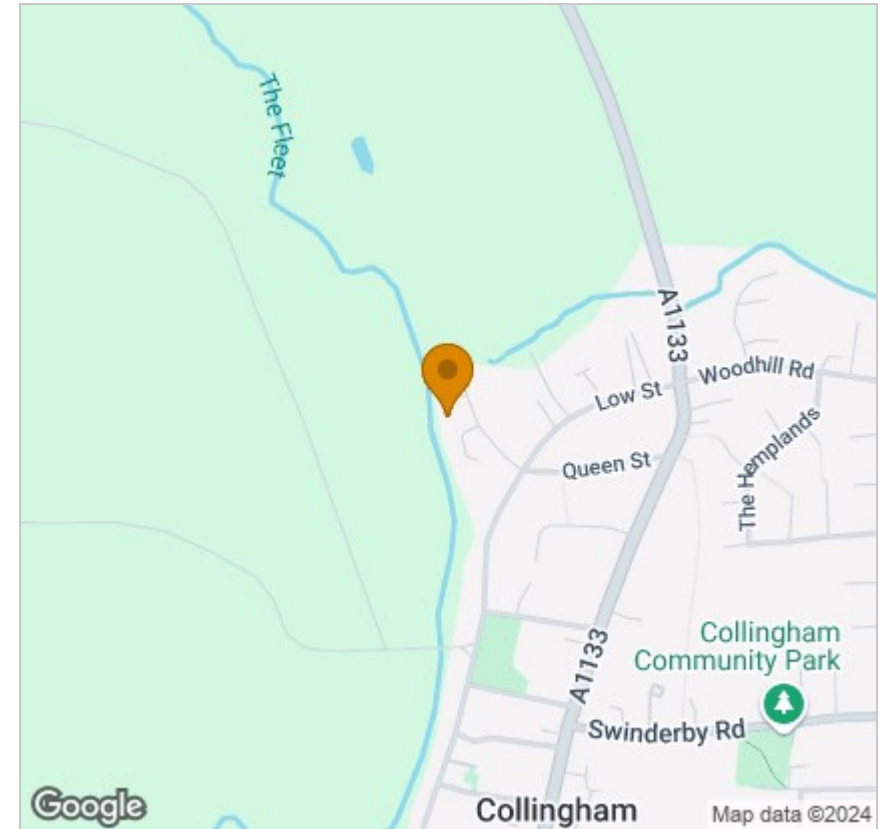
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

