



### 3 The Hedgerows

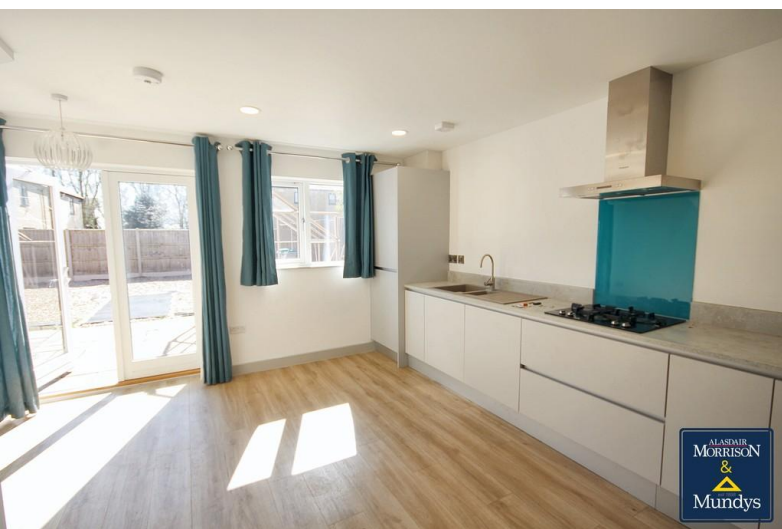
Collingham, Newark, NG23 7RL



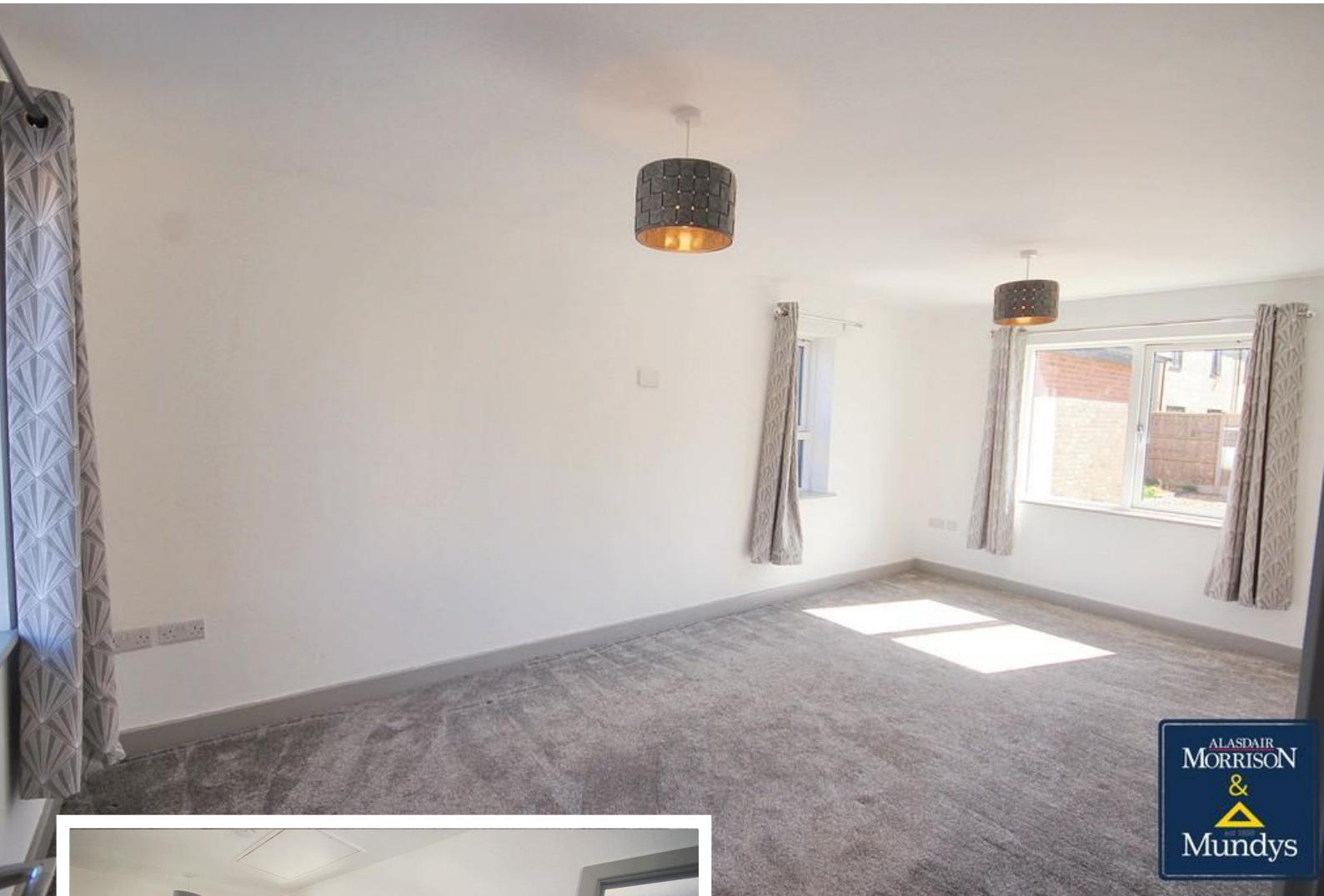
Book a Viewing

**£325,000**

A spacious and modern family home built by Gusto Homes, available for sale with no upward chain. This well -designed property offers contemporary living with an inviting Entrance Hall, a convenient Cloakroom WC, and a bright Living Room featuring windows on three sides. The stylish Kitchen Diner opens onto the rear garden through elegant French doors, creating a seamless indoor-outdoor flow. Upstairs, the First Floor boasts three generously sized double Bedrooms. The Master Bedroom benefits from fitted wardrobes and an En-Suite Shower Room, while the Family Bathroom includes a shower over the bath for added convenience. The home is double glazed and features gas central heating, with radiators on the first floor and efficient underfloor heating on the ground floor. Set in a desirable location, the property offers low-maintenance front and rear gardens, a block-paved driveway, and a brick-built garage. Viewing is highly recommended to fully appreciate the space and comfort this home provides.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING - B.**

**COUNCIL TAX BAND - B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **YEARLY SERVICE CHARGE**

Based on 2024-2025 £176.65

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

#### **LOCATION**

Collingham has an excellent range of amenities including a Co-op food store, medical centre, dentist, traditional butcher, pharmacy, shops, primary school, library and Collingham train station with access to both Lincoln and Nottingham.



The property has accessibility to Newark Town Centre, Newark Northgate Station (with main line to London Kings Cross approx. 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity.

## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor.

### KITCHEN/DINER

14' 6" x 15' 5" maximum (4.42m x 4.7m) Fitted with a modern range of wall and base units with a work surface incorporating a one and a half bowl sink unit, fitted microwave, oven, gas hob and extractor hood, integrated dishwasher and fridge freezer, plumbing for a washing machine and window and French doors to the rear elevation.

### CLOAKROOM WC

6' 9" x 3' 6" (2.06m x 1.07m) Low level WC, wash hand basin and a window to the front elevation.

### LIVING ROOM

19' 01" x 10' 3" (5.82m x 3.12m) Windows to the front, rear and side elevations.

### BEDROOM ONE

10' 8" x 10' 4" to the back of the wardrobe (3.25m x 3.15m) Window to the front elevation, radiator, fitted wardrobe with mirrored doors and a door to:

### EN-SUITE

8' 1" x 3' 11" (2.46m x 1.19m) Low level WC, wash hand basin with a vanity unit, shower cubicle with a mains fed shower, tiled splashback, chrome heated towel rail, extractor and a window to the side elevation.

### BEDROOM TWO

10' 6" x 8' 0" (3.2m x 2.44m) Window to the rear elevation and a radiator.

### BEDROOM THREE

8' 02" x 8' (2.49m x 2.44m) Window to the front elevation and a radiator.

### BATHROOM

Low level WC, wash hand basin, bath with a mains fed shower over, tiled splashbacks, extractor, heated towel rail and a window to the rear elevation.

### GARAGE

19' 9" x 8' 11" (6.02m x 2.72m) Up and over door and personal door to the side elevation.

### OUTSIDE

To the front there is a gravelled garden and a block paved driveway providing off street parking and giving access to the garage. There is a low maintenance rear garden with a paved patio, gravel area, gated access and is enclosed by fencing.







#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

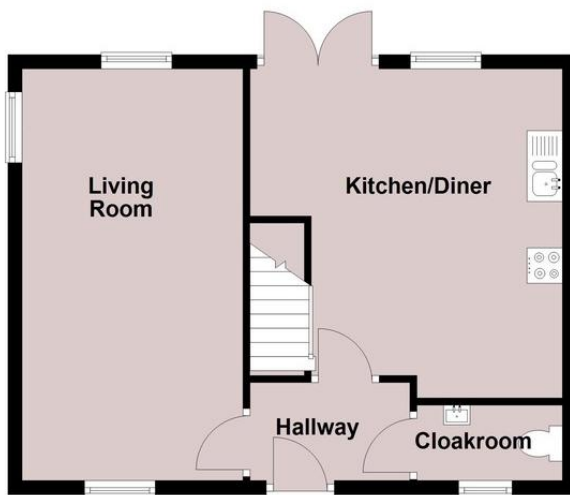
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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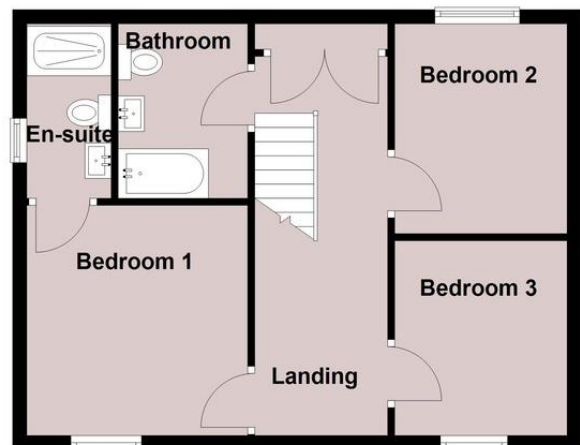
#### Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



#### First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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