



40 The Hedgerows, Collingham, Newark, NG23 7RL

£450,000

This two-storey accommodation begins with a welcoming entrance hall that includes a WC, a living room offering a comfortable space to relax, while a separate study overlooks the front of the property, ideal for working from home and at the heart of the home is a stunning kitchen diner, fitted with sleek two-tone units, integrated and fitted appliances and a breakfast bar. Patio doors open directly onto the rear garden, making this a perfect space for entertaining. A useful utility room with fitted units, a sink and undercounter space and plumbing for a washing machine. Upstairs there is a galleried landing which leads to a stylish family bathroom with a mains shower over the bath, a storage cupboard and four well-proportioned bedrooms. Two of the bedrooms benefit from built-in wardrobes with sliding mirrored doors, while the master bedroom also features its own shower room. The exterior of the property offers an enclosed landscaped garden with both patio and lawned areas, along with a block paved driveway and a garage. This particular model is rarely available on the open market, and viewings are highly recommended to fully appreciate the quality of accommodation and the excellent location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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.





Located on a popular development in the well-served village of Collingham, this four-bedroom family home offers stylish and spacious living, built by the highly regarded Gusto Homes and benefiting from approximately five years remaining on its warranty. Renowned for their meticulous attention to detail and high-quality finishes, Gusto Homes have created a property that is both practical and beautifully presented by the current owner.

YEARLY SERVICE CHARGE

Based on 1 Apr 2025 - 31 Mar 2026 - £188.86

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

ACCOMMODATION

ENTRANCE HALL

7' 6" x 12' 7" (2.29m x 3.84m)

With double glazed door, stairs to the first floor, under stair storage, laminate flooring with underfloor heating and doors to the downstairs cloakroom, study, living room and kitchen diner.

STUDY

10' 9" x 6' 10" (3.28m x 2.08m)

With double glazed window to the front elevation and carpeted with underfloor heating.

LIVING ROOM

11' 6" x 16' 1" (3.51m x 4.9m)

With double glazed windows to the side and rear elevations and carpeted with underfloor heating.

WC

6' 6" x 3' 3" (1.98m x 0.99m)

Fitted with a two-piece suite comprising a low-level WC and wash hand basin, tiled splashback, extractor and laminate flooring with underfloor heating.

KITCHEN DINER

10' 8" x 23' 5" (3.25m x 7.14m)

Fitted with two tone matt units with a work surface incorporating a 1½ bowl sink unit and drainer with a stainless steel mixer tap, integrated fridge freezer, integrated dishwasher, two ovens, hob and stainless steel extractor hood, breakfast bar, double glazed windows to the front and side elevations, patio doors onto the rear garden, laminate flooring with underfloor heating and a door to the utility room.

UTILITY ROOM

6' 7" x 6' 6" (2.01m x 1.98m)

Fitted units with a work surface incorporating a sink unit, space and plumbing below for a washing machine and a door to rear garden.





LANDING

5' 8" x 17' 1" (1.73m x 5.21m)

With double glazed window to the front elevation, built-in storage cupboard, access to the loft with a pulldown ladder and doors to the family bathroom and four bedrooms.

MASTER BEDROOM

12' 6" x 13' 1" (3.81m x 3.99m)

With double glazed window to the rear elevation, radiator, built-in wardrobe with sliding mirrored doors and a door to the en-suite shower room.

EN-SUITE

6' 4" x 5' 5" (1.93m x 1.65m)

Fitted with a low-level WC, wash hand basin and double shower cubicle with a mains fed shower attachment, tiled splashbacks, laminate flooring, chrome heated towel rail, extractor, mirrored vanity unit and double glazed opaque window to the rear elevation.



BEDROOM TWO

8' 7" x 12' 6" (2.62m x 3.81m)

With double window to the front elevation and a radiator.

BEDROOM THREE

12' 4" x 9' 1" (3.76m x 2.77m)

With double glazed window to the front elevation, radiator and built-in wardrobe with mirrored sliding doors.



BEDROOM FOUR

6' 6" x 9' 11" (1.98m x 3.02m)

With double glazed window to the rear elevation and a radiator.

FAMILY BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

Fitted with a low level WC, pedestal wash hand basin and panelled bath with a mains fed shower over, laminate flooring, tiled splashbacks, chrome heated towel rail, mirrored vanity unit, extractor and a double glazed opaque window to the rear elevation.

OUTSIDE

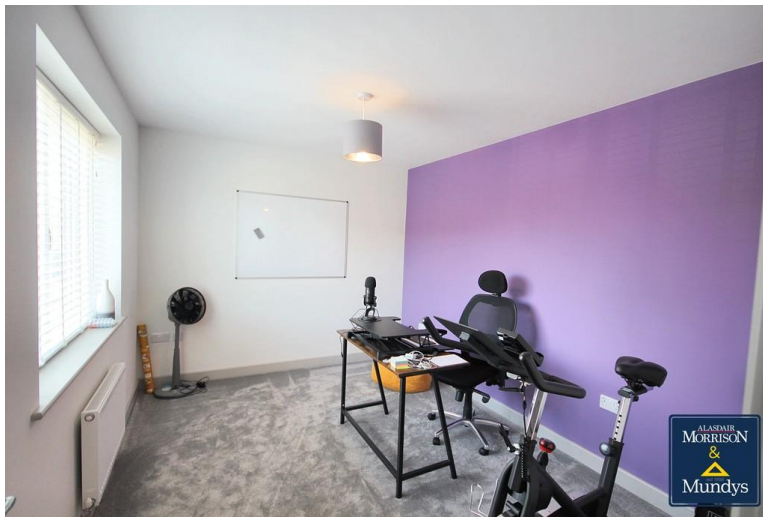
To the front there is a lawned garden and a block paved driveway providing off street parking and access to the garage. To the rear there is a paved patio and lawn with gated access and border for plants and shrubs.

GARAGE

10' 4" x 19' 4" (3.15m x 5.89m)

Having an up and over door, personnel door, power and lighting.





WEB SITE

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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 Gilson 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, J Walter and Callum Lyman 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

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

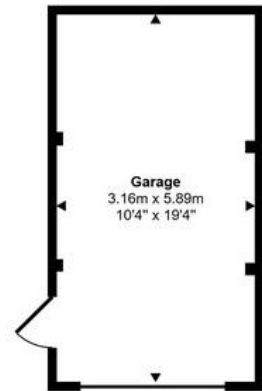
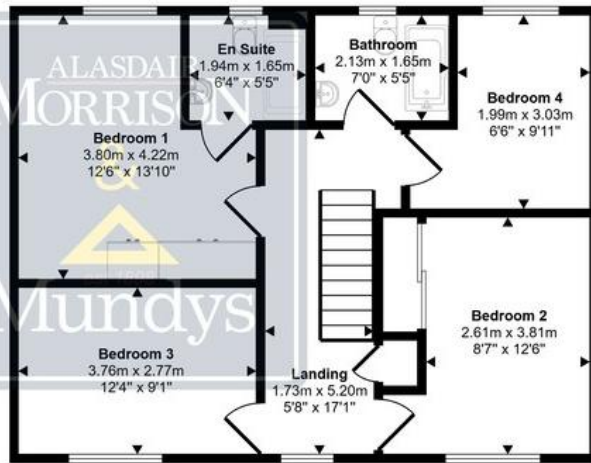
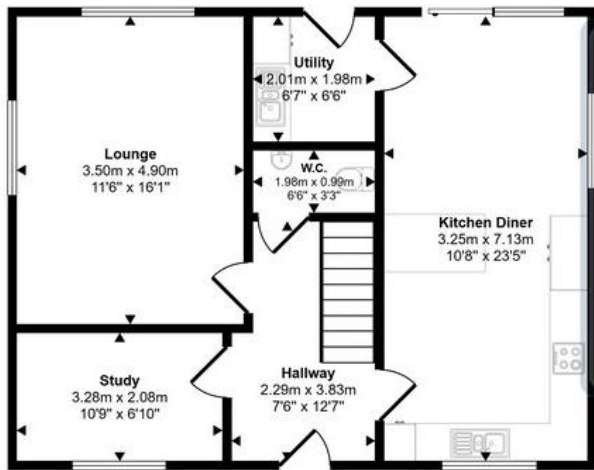
GENERAL

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Approx Gross Internal Area
148 sq m / 1589 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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