



1 Pasture Grove, Collingham, Newark,  
NG23 7RU

**£385,000**  
Tel: 01636 611811

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A very well presented, five bedroom, detached family home situated in a quiet cul-de-sac location in the much sought after village of Collingham.

Built in 2019, the living accommodation is spacious with a versatile layout and benefits from a gas fired central heating system, uPVC double glazed windows and roof mounted solar panels which are owned. The accommodation comprises entrance hall, WC, open plan 24' living and dining kitchen with range of shaker design units and appliances and French doors in the living area leading to the rear garden. There is a 14' lounge and separate study, ideal for those who work from home. On the first floor the master bedroom has an en-suite shower room and built in wardrobes. There are four further bedrooms and a family bathroom. Outside the property occupies a good sized plot with open plan frontage and block paving to the driveway proving off road car standing for two or three vehicles. Additionally, there is a lawned area. A wooden gate gives access to the enclosed rear garden which is laid to lawn with a spacious, premium decking terrace with wooden seating. There is a brick built semi-detached single garage with power and light connected and personal door.

This efficient, modern, home would be ideal for a family or couple seeking to live in a well served village location close to a range of excellent amenities. The property is maintained in good order throughout and viewing is highly recommended.

Collingham is situated just six miles from Newark and within commuting distance of Nottingham and Lincoln. There are nearby access points to the A46 and A1 dual carriageways. The village has a regular bus service to Newark and a railway station with commuters car park and train services connecting to Lincoln, Newark and Nottingham. Village amenities include a modern Co-operative store with parking, a one stop convenience store, butcher's shop, newsagent, medical centre with doctors' surgery, pharmacy and dentist, and there is the community run Royal Oak pub and restaurant. The John Blow primary

school in the village has a good Ofsted report and Collingham also falls within the catchment area of Tuxford Academy, which is rated good by Ofsted. Other village amenities to note are a fish and chip shop, Chinese takeaway, hairdresser's, pre-school and library. Country lanes, bridleways and footpaths extend into the adjoining countryside and towards the River Trent, being ideal for those who enjoy walking and cycling.

This detached family house is constructed of brick elevations under a tiled roof covering and was built by Larkfleet Homes in 2019. There are roof mounted solar panels, a gas fired central heating system and uPVC double glazed windows. The living accommodation is arranged over two levels and can be described in further detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

14'8 x 6'8 (4.47m x 2.03m)

Double glazed front entrance door, stairs off and radiator.

### W.C.

With white suite comprising low suite WC and pedestal wash hand basin, radiator and uPVC double glazed window to the side.

## OPEN PLAN LIVING AND DINING KITCHEN

24'6 x 11'11 (7.47m x 3.63m)



UPVC doubled glazed window to the rear elevation and French doors giving access to the rear garden. UPVC double glazed side entrance door, two radiators. Range of fitted Shaker design kitchen units comprising base cupboards and drawers with working surfaces above, incorporating spacious breakfast bar, inset ceramic sink and drainer, electric induction hob, extractor over, glass splashback, built in electric oven, wall cupboards and cupboard housing the combination gas fired central heating boiler, plumbing for automatic washing machine, built in pantry cupboard. Automatic washing machine, fridge and tumble dryer are being included in the sale. The living and dining area has ample space for a dining table and seating area.



**LOUNGE**  
14'8 x 11'4 (4.47m x 3.45m)



UPVC double glazed window to front elevation, radiator.



**STUDY**  
8'11 x 7'2 (2.72m x 2.18m)  
With uPVC double glazed window to the front elevation,  
radiator.

**LANDING**  
With loft access hatch.

**BEDROOM ONE**  
11'6 x 9'5 (3.51m x 2.87m)  
Plus 5' x 3'



UPVC double glazed window to the front elevation, double panel radiator, double wardrobe, built-in wardrobe over stairs housing the hot water cylinder.

**EN-SUITE SHOWER ROOM**  
8'1 x 4'8 (2.46m x 1.42m)



Fitted with a white suite comprising pedestal wash hand basin, low suite WC, shower cubicle with shower boards

to the wall, rain head shower over, sliding screen doors, extractor fan, chrome towel radiator.

### **BEDROOM TWO**

12'2 x 8'1 (3.71m x 2.46m)



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

### **BEDROOM THREE**

8'11 x 11'7 (2.72m x 3.53m)



With uPVC double glazed window to the rear elevation, radiator television point.

### **BEDROOM FOUR**

8'11 x 8'1 (2.72m x 2.46m)



With radiator, uPVC double glazed window to the front elevation, built-in double wardrobe.

### **BEDROOM FIVE**

8'11 x 6'10 (2.72m x 2.08m)

With uPVC double glazed window to the rear elevation, radiator.

### **FAMILY BATHROOM**

6'7 x 5'7 (2.01m x 1.70m)



Fitted with a white suite comprising low suite WC, pedestal wash hand basin and a panelled bath, chrome towel radiator, part tiled walls, uPVC double glazed window to the side elevation.

### **OUTSIDE**



Outside the property occupies a good sized plot with open plan frontage and block paving to the driveway proving off road car standing for two or three vehicles. Additionally, there is a lawned area. A wooden gate gives access to the

enclosed rear garden which is laid to lawn with a spacious, premium decking terrace with wooden seating. There is a brick built semi-detached single garage with power and light connected and personal door.



### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

### **TENURE**

The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

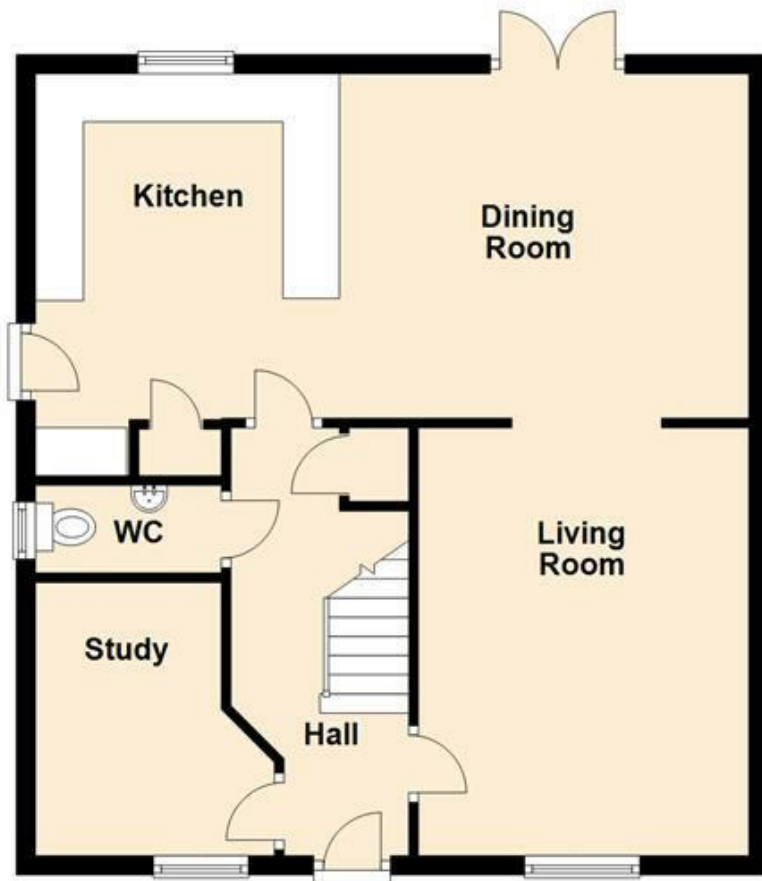
Strictly by appointment with the selling agents.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band D.

### Ground Floor

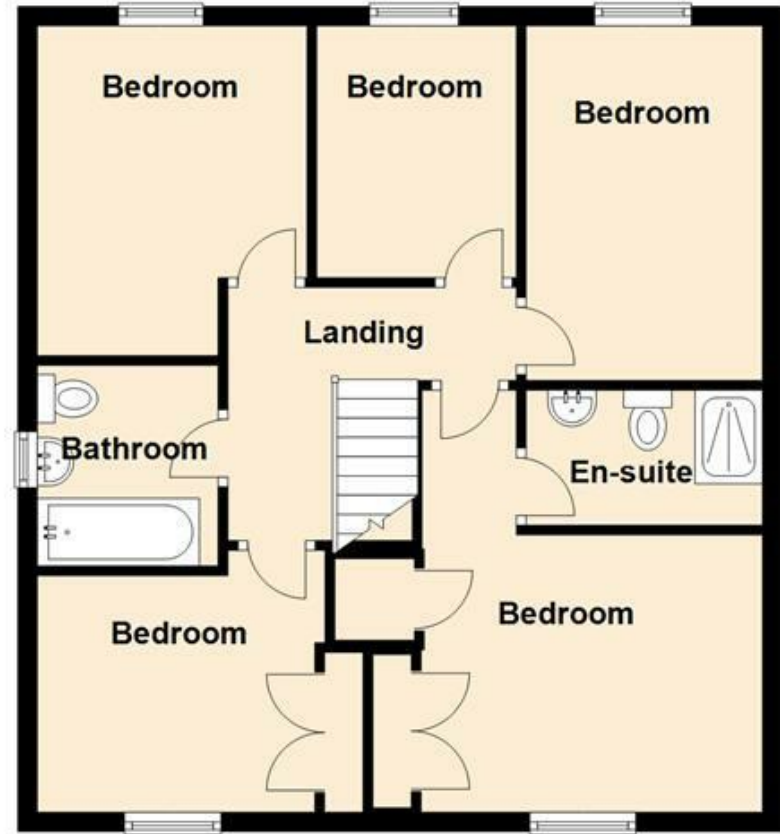
Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

### First Floor

Approx. 61.2 sq. metres (658.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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