



1B The Hedgerows

Collingham, Newark, NG23 7RL



Book a Viewing

£180,000

AFFORDABLE HOUSING SCHEME – 30% LOWER ASKING PRICE BUT WITH 100% OWNERSHIP

The property is held under an Affordable Housing Scheme which reflects a 30% lower asking price and applications are made via the Local Authority. This beautifully presented semi-detached home tucked away off The Hedgerows in the sought-after village of Collingham and this much-loved property enjoys a peaceful setting and has been maintained to an excellent standard throughout. The accommodation offers open plan living with a spacious kitchen diner fitted with two ovens, an induction hob, extractor and integrated fridge freezer. The living room enjoys a picture window and direct access to the private rear garden, and a useful downstairs WC adds further practicality. Upstairs, the contemporary bathroom features a mains fed shower over the bath, while both bedrooms are doubles. Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area, ideal for relaxing or entertaining, and the property also includes two allocated parking spaces. Built by the highly regarded Gusto Homes and with years remaining on its warranty, this stylish and energy-efficient home combines quality craftsmanship with a thoughtful layout. Rarely available in this popular location, early viewing is highly recommended to appreciate everything this fantastic home has to offer.

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SERVICES

Mains Electricity, water and drainage. Underfloor Heating, Air Source Heat Pump.

EPC RATING – B.

COUNCIL TAX BAND – A.

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.



SERVICE CHARGES

Annual Service Charge Amount - £203.51

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

ACCOMMODATION

LOUNGE KITCHEN DINER

25' 0" x 14' 9" maximum measurements (7.62m x 4.5m)

KITCHEN DINER

Fitted with a modern range of wall and base units with a work surface, incorporating a 1½ bowl sink unit with a stainless steel mixer tap, two fitted Hotpoint ovens, induction hob, integrated fridge, freezer and undercounter space for a washing machine, stainless steel extractor hood, door to WC and open plan to the living room.

LIVING ROOM

With double glazed windows and door onto the garden at the rear, double glazed window to the side elevation, stairs to the first floor with under stairs storage cupboard and further built-in storage cupboard.

WC

Fitted with a low level WC and wash hand basin with tiled splashback and extractor.

LANDING

Access to the loft, built-in airing cupboard housing the hot water cylinder and doors to the bedrooms and the bathroom.

BATHROOM

7' 10" x 6' 11" (2.39m x 2.11m) With a three-piece suite comprising a wash hand basin, low-level WC and panelled bath with a mains fed shower over, tiled splashbacks, heated towel rail, extractor, vanity unit and double glazed opaque window to the side elevation.

BEDROOM ONE

14' 10" x 9' 5" (4.52m x 2.87m) With double glazed windows to the rear elevation.

BEDROOM TWO

14' 10" x 7' 11" (4.52m x 2.41m) With double glazed windows to the front elevation.

OUTSIDE

To the front of the property there is block paved parking for two vehicles, electric power points and gated side access. There is a block paved pathway at the side leading to the enclosed rear garden which is lawned with a paved patio area and also benefits an outside tap.



Approx Gross Internal Area
69 sq m / 742 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 35 sq m / 373 sq ft

Denotes head height below 1.5m

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.

MAIN QUALIFYING CRITERIA

All purchasers must have a local connection by either a family member or work within the local area.

The property must be your only or main residence. In other words, you plan to live in it.

Your yearly income can't exceed £80,000 (or £90,000, if you're buying in London). Where you're buying with someone else, your joint income can't exceed £80,000 (or £90,000, if buying in London).

All names need to be on the application form. So if you're buying with someone else, you'll need to apply together (and both be named on the mortgage).

You'll need to be able to get a mortgage for at least half the value of the property.

First Time Buyers Only

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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, 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

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

- None of the services or equipment have been checked or tested.
- 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.