



12 Blackberry Way, Collingham, Newark,  
NG23 7SF

**£310,000**  
Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

A superbly presented modern link-detached two-bedroom bungalow constructed approximately four years ago by the highly regarded Gusto Homes, occupying an attractive position within this exclusive enclave of similar properties specifically designed for the over 55's.

Built with energy efficiency and sustainability in mind, the property benefits from a range of eco-design features including an array of 13 solar panels, ground source heat pump heating and high-performance Viking wood frame double glazed windows, creating an economical and comfortable home ideally suited to modern living.

The well-planned accommodation includes an entrance hall leading to an impressive open-plan kitchen and dining area, spacious lounge with patio door connecting to the private rear garden, together with two bedrooms, en-suite shower room and separate bathroom. The property is presented like new throughout and offers low maintenance living within a highly sought-after village setting.

Outside, the property enjoys driveway parking for three cars, plus a single garage and a delightful enclosed rear garden ideal for relaxation and outdoor entertaining.

Early viewing is very strongly recommended to fully appreciate both the accommodation and the highly desirable location on offer.

Collingham is a thriving and highly regarded village situated approximately midway between Newark and Lincoln, offering an excellent blend of rural charm, day-to-day convenience and excellent transport connections. The village continues to prove particularly popular with families, professionals and retirees alike thanks to its strong community atmosphere and wide range of amenities.

The village is exceptionally well served with facilities including the highly regarded John Blow Primary School, rated "Good" by Ofsted, together with a modern Co-op convenience store, One Stop store, family-run butcher's shop, cafe and the popular community-run Royal Oak public house and eatery. A variety of local clubs, sports facilities and community groups further contribute to the

welcoming village environment.

For commuters, Collingham benefits from a railway station providing regular services to Newark and Lincoln, together with twice daily direct connections to London King's Cross, making the village an increasingly attractive option for those seeking a semi-rural lifestyle without sacrificing accessibility. The nearby A46 also offers convenient road links towards Newark, Lincoln and the wider region.

The surrounding area is renowned for its attractive open countryside, providing excellent walking, cycling and outdoor recreation opportunities. Nearby natural attractions include the RSPB Langford Lowfields Nature Reserve, a highly regarded wildlife haven popular with birdwatchers and nature enthusiasts.

Newark-on-Trent lies only a short distance away and offers an extensive range of shopping, leisure and educational facilities together with fast rail services to London King's Cross in around 75 minutes.

Combining a well-served village setting with excellent transport links and beautiful surrounding countryside, Collingham remains one of the area's most desirable and well-connected villages.

This link detached bungalow is constructed of brick under a tiled roof covering. There are high performance Viking wood frame double glazed windows and heating is by ground source heat pump. Additionally there is an array of 13 solar panels. The living accommodation can be described in more detail as follows:

#### **ENTRANCE HALL**

6'2 x 5'2 (1.88m x 1.57m)

Composite double glazed front entrance door, built in double cupboard incorporating a built in home office desk with shelving.

#### **OPEN PLAN DINING KITCHEN**

20'3 x 11'4 (6.17m x 3.45m)

Space for a dining table. LED ceiling lights, radiator, high quality vinyl flooring. Range of attractive modern matt grey

units with laminate working surfaces over which extend to provide a breakfast bar. Splashback returns, inset one and a half bowl sink and drainer. Range of base cupboards and drawers. Integrated Hotpoint appliances including electric hob, fan oven, microwave, dishwasher, automatic washing machine and fridge freezer.

#### **PASSAGE**

5'3 x 7'11 (1.60m x 2.41m)

With high quality vinyl flooring connecting to:

#### **LIVING ROOM**

14'5 x 11'3 (4.39m x 3.43m)

High quality vinyl flooring, double glazed picture window and patio door connecting to the rear garden. Mitsubishi air conditioning unit.

#### **BEDROOM ONE**

15'8 x 10' (4.78m x 3.05m)

Double glazed window to the rear overlooking the garden, radiator. Good quality fitted modern double wardrobe with sliding mirrored door.

#### **EN-SUITE SHOWER ROOM**

7'10 x 5'6 (2.39m x 1.68m)

Well appointed with an Ideal Standard suite comprising wash hand basin and low suite WC. Walk in double shower cubicle with glass screen, low threshold tray, wall mounted chrome shower fitting, full wall tiling to splashbacks. Recessed storage shelf. The remaining walls are part tiled, double glazed window, heated towel rail from the electric and central heating. LED downlights, extractor fan. High quality vinyl flooring.

#### **BEDROOM TWO**

10'1 x 10'9 (3.07m x 3.28m)

Radiator, double glazed window to side elevation, good quality modern fitted double wardrobe with sliding mirrored doors.

#### **INNER HALL**

11'3 x 4' (3.43m x 1.22m)

Built in cupboard housing Vaillant hot water tank. Radiator, loft access hatch.

## **BATHROOM**

8'11 x 5'7 (2.72m x 1.70m)

White suite comprising panelled bath with wall mounted shower over, glass shower screen and full wall tiling to splashbacks. Additionally there is a wash hand basin and low suite WC. Heated towel rail from electric and central heating. Part tiled walls, LED downlights, extractor fan, high quality vinyl flooring.

## **OUTSIDE**

### **SINGLE GARAGE**

18'11 x 10'8 (5.77m x 3.25m)

Constructed of brick under a tiled roof, electrically operated up and over door with Hormann lifter. Wall mounted Vaillant central heating boiler, composite double glazed personal door giving access to the rear garden.

The bungalow occupies a generous sized plot. To the frontage there is a level blue brick paved driveway with parking for up to three cars. The front garden is laid to lawn with gravelled borders, flower beds and hedgerows to the boundaries. To the rear there is an enclosed garden with close boarded wooden fence to the boundaries, blue brick paved patio terrace connects to the rear of the bungalow with a wall mounted extendable sun canopy over. The garden is landscaped with a shaped lawn, gravelled side terrace, flower beds and a raised timber planter. Mitsubishi electric air conditioning generator.

## **AGENTS NOTE**

This is a development for those persons aged over 55.

## **TENURE**

The property is freehold.

## **SERVICES**

Mains water, electricity, and drainage are all connected to the property. Heating is by ground source heat pump. The Vaillant central heating boiler is located in the garage. There is a roof mounted array of 13 solar panels.

## **VIEWING**

Strictly by appointment with the selling agents.

## **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.

## **COUNCIL TAX**

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



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 95                      |
| (81-91) B                                   | 83      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers