



**46 The Hedgerows,
Collingham, NG23 7RL**

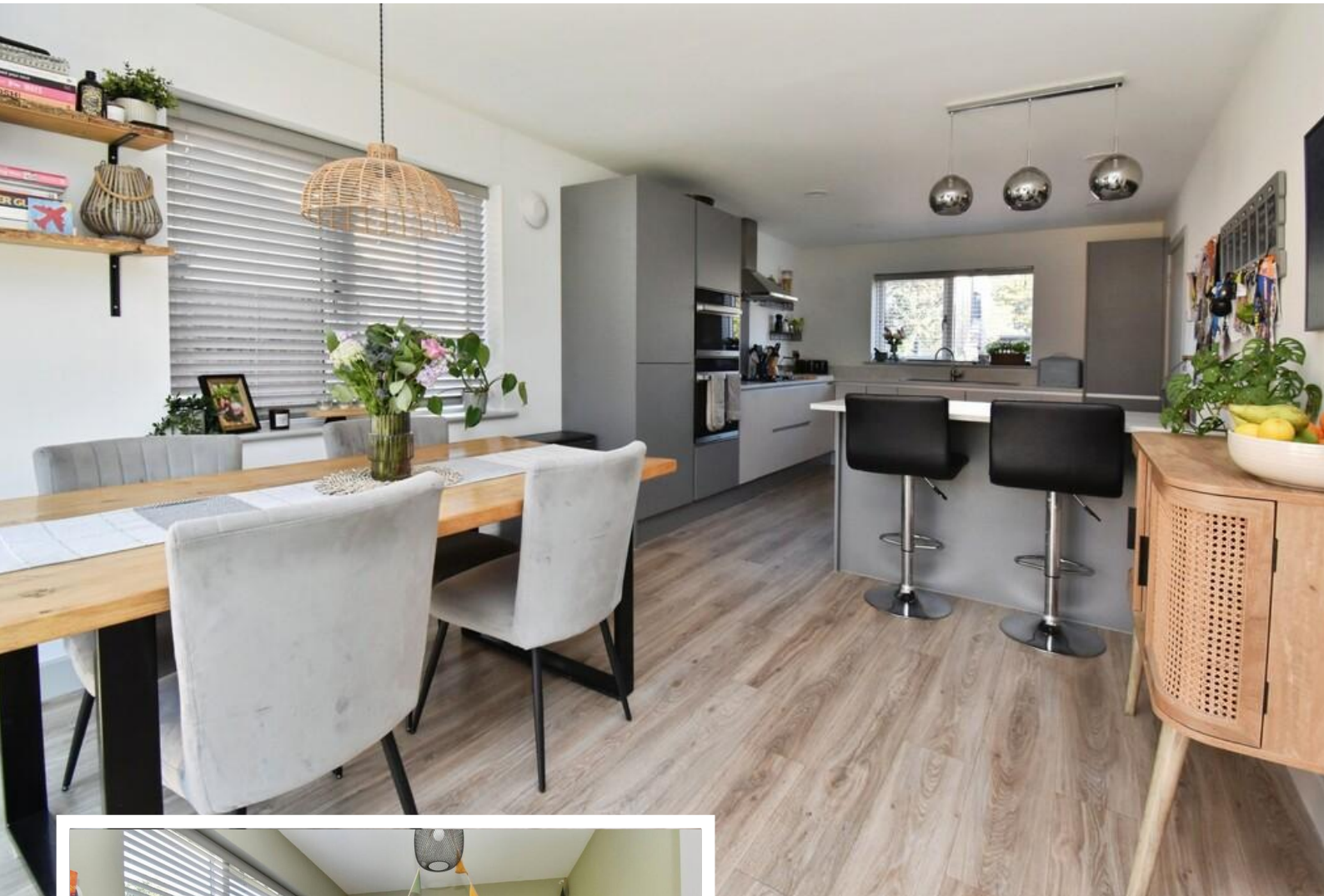


Book a Viewing!

£450,000

Set within a popular development in the well served village of Collingham, this beautifully presented Four Bedroom Family Home offers stylish and versatile living. Built by the highly regarded Gusto Homes and benefiting from the remainder of its warranty, the property has been carefully maintained by the current owner. At the heart of the home is an impressive kitchen diner with sleek two tone units, integrated appliances and island with breakfast bar, with patio doors opening onto the rear garden. A utility room and WC add practicality, while the living room provides a comfortable retreat and the study, currently used as a playroom, offers flexibility. Upstairs, the galleried landing leads to four well proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from an en-suite shower room and built-in wardrobes, with bedroom two also featuring fitted wardrobes with sliding mirrored doors. Outside, the garden provides lawn and patio areas, complemented by a block paved driveway and garage. A rarely available Gusto Homes design in an excellent village setting, offering modern family living with a high quality finish throughout. Viewing is highly recommended.





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

With stairs to the first floor with under stairs cupboard, LVT flooring with under floor heating, doors to the kitchen diner, living room and to the study/playroom.

STUDY / PLAY ROOM

10' 5" x 7' 2" (3.2m x 2.2m) Double glazed window to the front elevation, carpeted with underfloor heating.

UTILITY ROOM

6' 6" x 6' 6" (2m x 2m) Fitted wall units and tall unit housing the boiler, worksurface with undercounter spaces for a washing machine and for a dryer. LVT flooring with underfloor heating and double glazed door to rear garden.



KITCHEN/DINER

23' 7" x 10' 9" (7.2m x 3.3m) Fitted with a modern range of two tone base and tall units with a worksurface incorporating a 1½ bowl unit with a stainless steel mixer tap. Gas hob, stainless steel extractor hood, integrated dishwasher, integrated fridge freezer, island with breakfast bar, fitted oven and combination microwave oven. LVT flooring with underfloor heating, double glazed window to the side aspect and double glazed patio sliding doors onto the garden at the rear. Door to utility room.

CLOAKROOM/WC

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



LIVING ROOM

16' 0" x 11' 9" (4.9m x 3.6m) With double glazed windows to the rear and side aspect, carpeted with under floor heating.

FIRST FLOOR LANDING

With a galleried landing, radiator, access to loft via pulldown ladder, door to the family bathroom and to the four bedrooms. Airing cupboard housing the hot water cylinder and double glazed window to the front aspect.

MASTER BEDROOM

14' 1" x 12' 5" (4.3m x 3.8m) With double glazed window to the rear aspect, radiator, feature panelled wall, built-in wardrobe with sliding mirrored doors and door to the en-suite shower room.



EN-SUITE SHOWER ROOM

6' 6" x 5' 6" (2m x 1.7m) Comprising of shower cubicle with a mains fed shower, low level WC and wash hand basin within vanity unit, chrome heated towel rail, extractor, tiled splashback, LVT flooring and double glazed opaque window to the rear aspect.

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m) Comprising of a three piece suite fitted with a panelled bath with a mains fed shower over, low level WC and wash hand basin, tiled splashback, extractor, chrome heated towel rail and double glazed opaque window to the rear aspect.

BEDROOM TWO

12' 9" x 8' 6" plus door recess (3.9m x 2.6m) With double glazed window to the front aspect, radiator and double wardrobe with sliding mirrored doors.



BEDROOM THREE

12' 5" x 9' 2" (3.8m x 2.8m) With double glazed window to the front aspect and radiator.

BEDROOM FOUR

10' 2" x 9' 6" into door recess (3.1m x 2.9m) With double glazed window to the rear aspect and radiator.



OUTSIDE

To the front there is an open plan lawn garden and block paved driveway, double width at front, with an electric car charging point. Detached garage and gated access leading to the enclosed garden at the rear which is mostly lawn with a paved patio.

GARAGE

18' 8" x 10' 5" (5.7m x 3.2m) With an electric up-and-over door, power lighting and personnel door.

YEARLY SERVICE CHARGE

Based on 1 Apr 2026 - 31 Mar 2027 - £203

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



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here — [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





WEBSITE

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An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 015 22 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 these 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

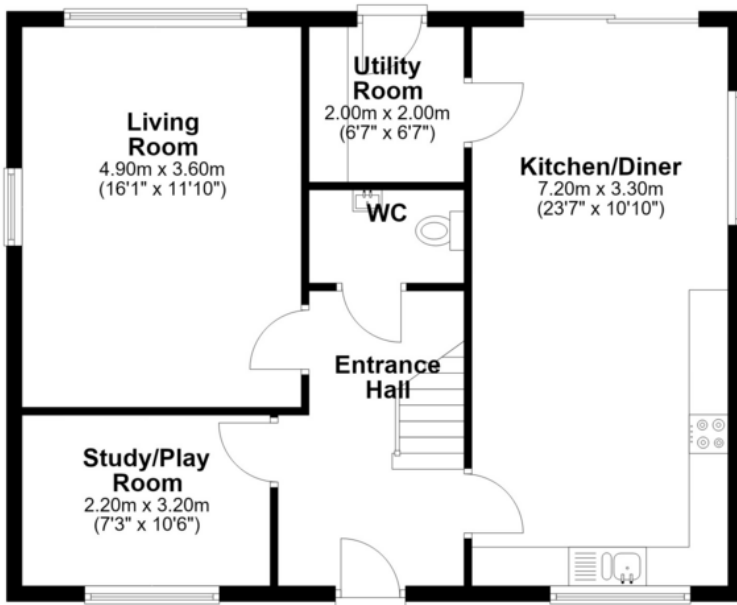
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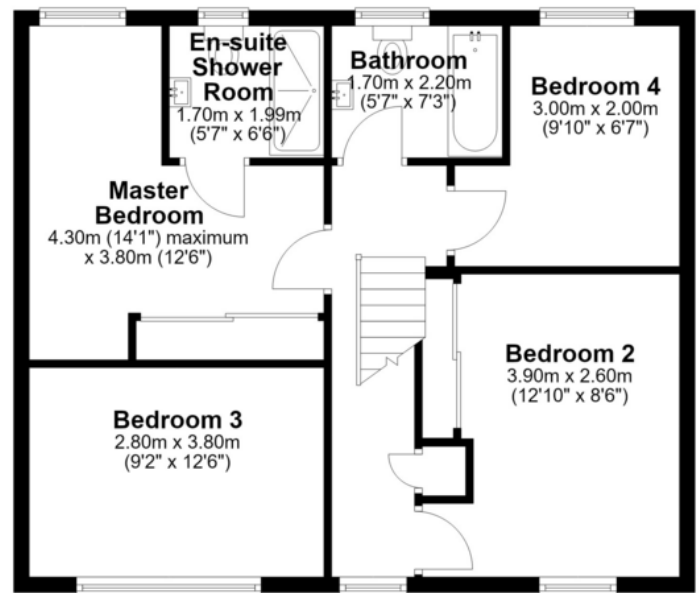
Ground Floor

Approx. 65.9 sq. metres (709.3 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



Total area: approx. 125.8 sq. metres (1353.9 sq. feet)

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22 Queen Street
Market Rasen
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