



EDLIN & JARVIS  
ESTATE AGENTS



1 Drummond Grove  
Collingham, Newark, NG23 7BF  
Asking Price £650,000



# 1 Drummond Grove

Collingham, Newark, NG23 7BF

**\*ELEGANT, STYLISH & CONTEMPORARY\*\*\***

A unique opportunity to own this delightful four/five bedroom detached family home nestled in a quiet cul de sac location of four executive built properties in the highly sought after village of Collingham.

The current owners have extended, refurbished and modified this property to make a spectacular place to call home to a very high standard of living. Their attention to detail is noticeable the moment you enter this magnificent property.

The open plan kitchen dining/garden room area is the hub of the home with wall & base units with a Stoves gas cooking range, a centre island, spotlights and a skylight. The light & airy lounge has dual aspect windows and houses a feature fireplace. The spacious inner hallway is accessed via the kitchen diner where you will find the beautiful family bathroom with a jacuzzi bath, bedroom five/study, bedroom four and the master bedroom which benefits from an ensuite shower room and a walk in wardrobe.

To the first floor the spacious landing that leads to bedrooms two & three and a family bathroom. The landing doubles up as a dressing area with bespoke wardrobes. Bedrooms two & three extend over 22ft with bespoke wardrobes in bedroom two.

Outside the landscaped gardens are low maintenance and has a seating area with a pergola over, a bbq area and gives access to the front and the brick built garage. The property benefits from gas central heating, double glazing and air conditioning. To the front is an oak built double garage with storage above, a log store, a brick built garage, carport and off road parking.

Located in the much sought after village of Collingham, the property has access to many amenities within walking distance including doctors' surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, pub, preschool, primary school and is on a regular bus route. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham

**Lounge**  
18'1 x 12'1 (5.51m x 3.68m)

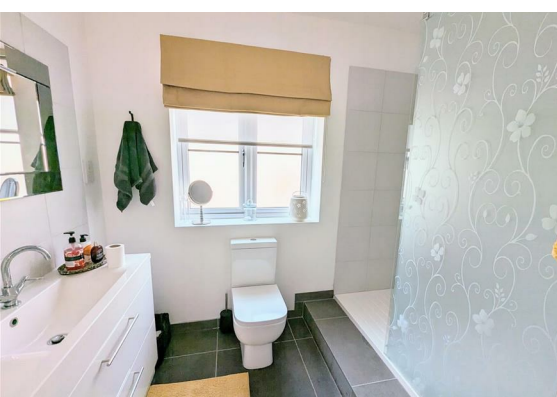
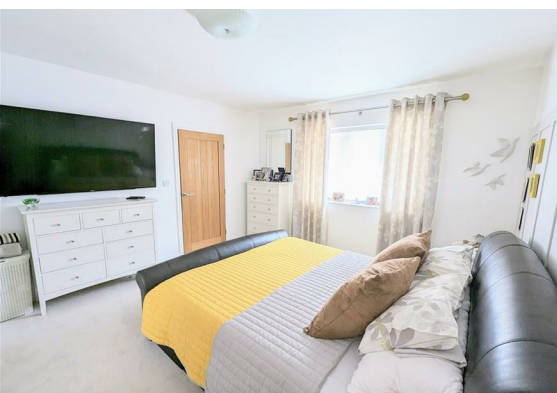
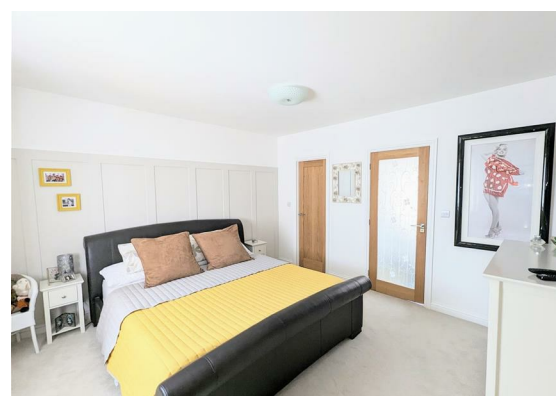
**Kitchen**  
13'9 x 12'3 (4.19m x 3.73m)

**Dining/Garden Room**  
16'3 x 6'8 (4.95m x 2.03m)

**Utility Room**  
6'10 x 4'4 (2.08m x 1.32m)

**Inner Hall**





**Bedroom One**  
12'7 x 12'6 (3.84m x 3.81m)

**Ensuite**  
8'6 x 5'3 (2.59m x 1.60m)

**Walkin Wardrobe**  
5'1 x 3'7 (1.55m x 1.09m)

**Bedroom Four**  
13'4 x 10'8 (4.06m x 3.25m)

**Bedroom Five/Office**  
9'8 x 9'5 (2.95m x 2.87m)

**Bathroom**  
9'10 x 9'8 (3.00m x 2.95m)

**First Floor**

**Bedroom Two**  
24'4 x 9'7 (7.42m x 2.92m)

**Bedroom Three**  
22'6 x 9'5 (6.86m x 2.87m)

**Bathroom**  
8'4 x 4'7 (2.54m x 1.40m)

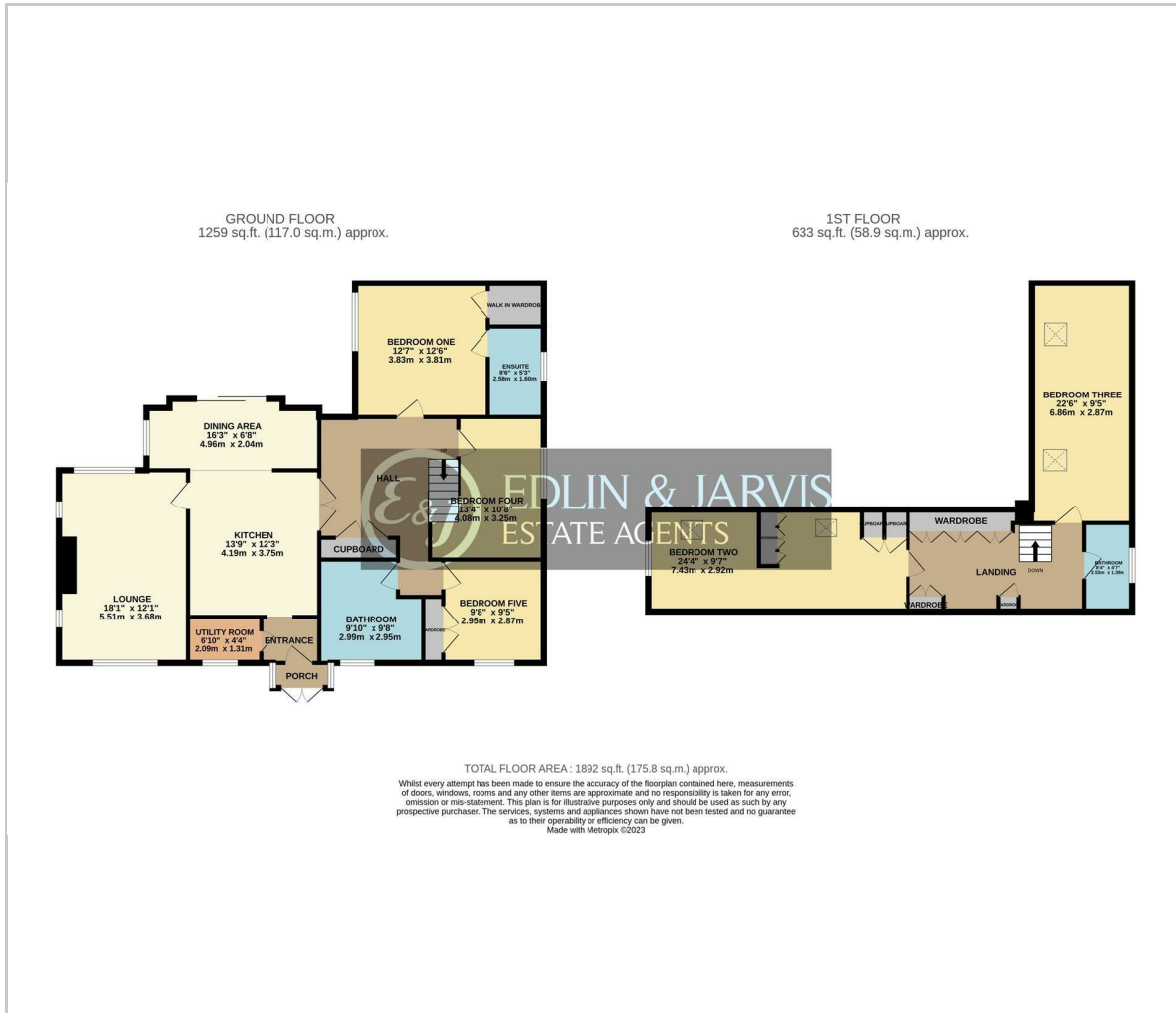
**Oak Built Double Garage**  
17' x 19' (5.18m x 5.79m)

**Brick Built Garage**  
13' x 19'5 (3.96m x 5.92m)

**Log Store**  
20' x 4' (6.10m x 1.22m)

**Location**

## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

