

42 The Hedgerows

Collingham, NG23 7RL

Book a Viewing!

£320,000

Built by the highly regarded Gusto Homes, this stylish turnkey property is situated within a sought after development in the charming village of Collingham. Beautifully presented throughout, the accommodation is designed for modern family living and offers a perfect blend of comfort and practicality. The welcoming entrance hall leads to a convenient ground floor WC, a bright triple aspect living room flooded with natural light, an impressive kitchen diner featuring integrated appliances and French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. Upstairs, the principal bedroom enjoys the added luxury of built-in wardrobes and an en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom with a shower over the bath. Externally, the property continues to impress with landscaped front and rear gardens, ample parking for multiple vehicles, and a detached garage, offering excellent storage and versatility. Combining quality craftsmanship, contemporary styling, and a desirable village location, this exceptional home is ready to move straight into and enjoy.





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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 LVT flooring with under floor heating, stairs to the first floor, doors to the living room, WC and to the kitchen diner.

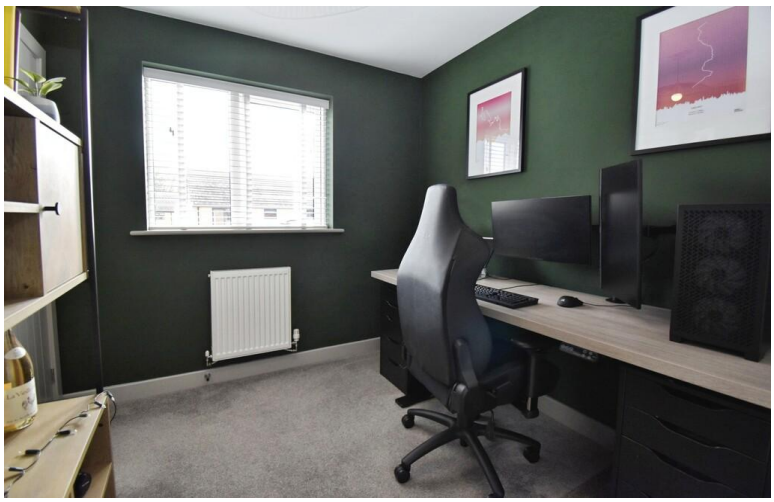
KITCHEN/DINER

15' 8" x 14' 5" maximum (4.8m x 4.4m) Fitted with a modern range of base units, worksurface incorporating 1½ bowl sink unit with a stainless steel mixer tap, double fitted oven integrated fridge freezer, integrated dishwasher and washing machine, wall mounted gas fired central heating combination boiler, gas hob and stainless steel extractor hood, under stairs storage cupboard, LVT flooring with under floor heating, double glazed window and patio doors onto the rear garden.









CLOAKROOM/WC
Fitted with a low level WC and wash hand basin, LVT flooring with underfloor heating, extractor and opaque double glazed window to the front elevation.

LIVING ROOM
19' 8" x 10' 2" (6m x 3.1m) With double glazed windows to the front, side and rear elevations, carpeted flooring with under floor heating.

LANDING
With double glazed window to the front elevation, access to the loft, large built-in storage cupboard, radiator, doors to the bathroom and to all bedrooms.

BATHROOM
8' 6" x 5' 6" (2.6m x 1.7m) Fitted with a three piece suite comprising a panelled bath with mains fed shower over, pedestal wash hand basin and low level WC, tiled splashback, mirrored vanity unit, extractor, chrome heated towel rail and double glazed opaque window to the rear elevation.

BEDROOM ONE
10' 5" x 10' 2" to the back of the wardrobes (3.2m x 3.1m) With double glazed window to the front elevation, radiator, built-in wardrobe with sliding mirrored doors and door to en-suite shower room.

EN-SUITE SHOWER ROOM
8' 6" x 3' 11" (2.6m x 1.2m) Fitted with a modern three piece suite with a mains fed shower cubicle, low level WC and wash hand basin within a vanity unit, tiled splashbacks, chrome heated towel rail, extractor, mirrored vanity unit and double glazed opaque window to the side elevation.

BEDROOM TWO
10' 5" x 7' 10" (3.2m x 2.4m) With double glazed window to the rear elevation and radiator.

BEDROOM THREE
7' 10" x 8' 10" (2.4m x 2.7m) With double glazed window to the front elevation and radiator.

OUTSIDE
Open plan lawn at the front with boarders for plants and shrubs, multi vehicle block paved parking to the front and side, EV car charger and access to the detached garage. Gated access to the rear enclosed garden with a paved patio and lawn with borders plants and shrubs, an outside tap and an electric power point.

GARAGE
17' 0" x 10' 2" (5.2m x 3.1m) With an electric up-and-over door, personnel door, power and lighting.

YEARLY SERVICE CHARGE

Based on 1 Apr 2026 - 31 Mar 2027 - 203.83

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, underfloor heating to the ground floor.

EPC RATING – B.

COUNCIL TAX BAND – B (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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
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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.

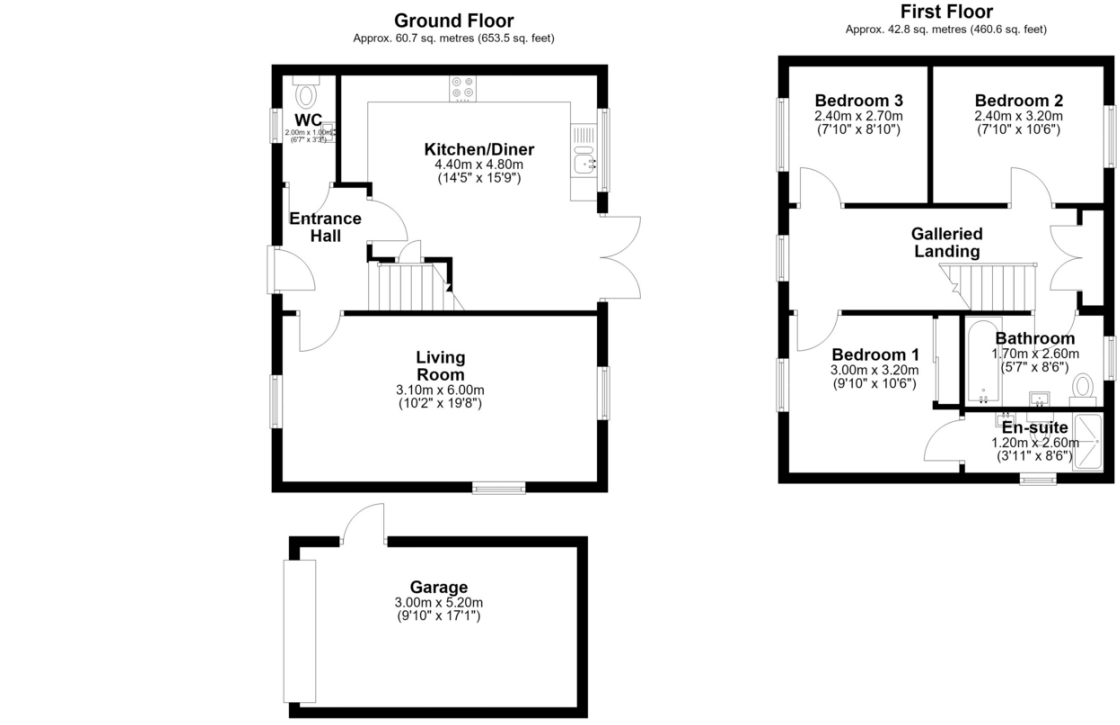
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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1. 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.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 103.5 sq. metres (1114.1 sq. feet)
42 The Hedgerows, Collingham

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 recheck the measurements.

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