

# Jon Brambles

ESTATE AGENTS



## Hickman Grove, Collingham NG23 7QU



A substantial five bedroom, three storey detached residence situated in this highly sought after village location. In addition to the five bedrooms, the property has three spacious reception rooms, a fabulous dining kitchen, utility, bathroom, shower room and en-suite. THE REAL WOW FACTOR OF THIS HOME ARE THE VIEWS TO THE REAR WHICH LOOK ACROSS OPEN COUNTRYSIDE. The property is double glazed, has gas central heating, and underfloor heating to the ground floor. Early viewing is essential to appreciate this absolutely wonderful home.

**Offers in Excess of £550,000**

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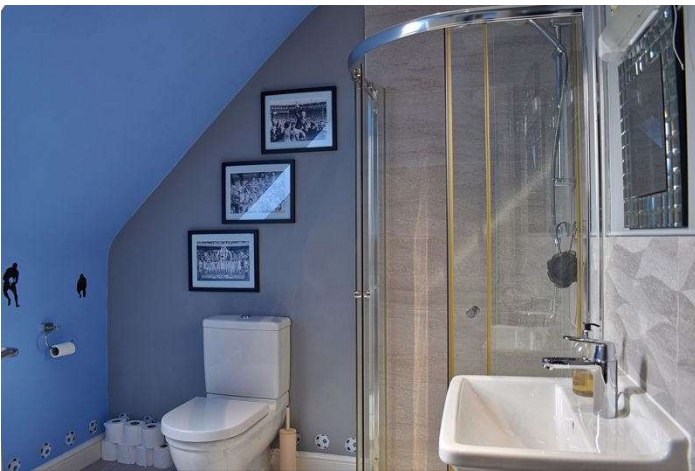
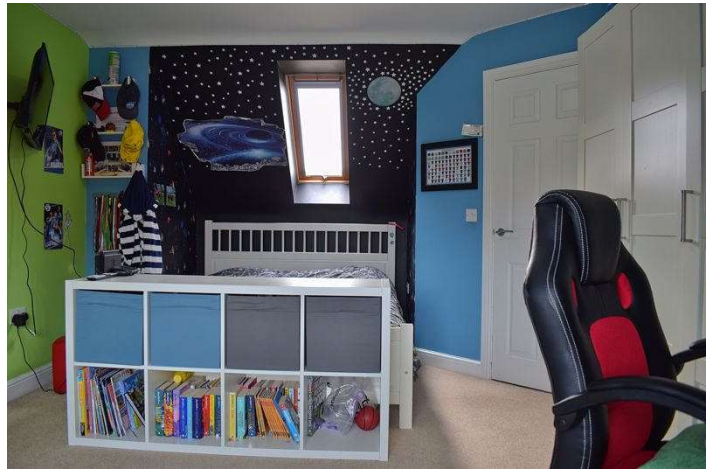
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## Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

## Accommodation

Upon entering the front door, this leads into:

### Welcoming Reception Hallway

The reception hallway has the staircase rising to the first floor and provides access to the dining kitchen and the dining room. The hallway has a ceiling light point and a useful storage cupboard which is sited beneath the staircase.

### Dining Kitchen 23' 11" x 11' 1" (7.28m x 3.38m)

This fabulous dining kitchen is the heart of the family home and has dual aspect windows to the front and rear elevations, the window to the rear overlooks the garden, deck and countryside views beyond. The kitchen area is fitted with an excellent range of base and wall units complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level oven and microwave, five burner gas hob with extractor hood above, fridge, freezer, dishwasher and wine cooler. The dining kitchen is of sufficient size to comfortably accommodate both a large dining table and occasional furniture, and has a ceramic tiled floor and recessed ceiling spotlights. From here access is provided to the utility room, the study and the lounge.

### Utility Room 7' 7" x 6' 3" (2.31m x 1.90m)

The utility room has a window to the side elevation, a half glazed door into the rear garden and a further door into the ground floor cloakroom. The room is fitted with base and wall units to match those of the kitchen. There is a stainless steel sink, and space and plumbing for both a washing machine and a tumble dryer. The utility room has the same ceramic tiled floor flowing through from the kitchen, a ceiling light point and an extractor fan. The central heating boiler is located here.

### Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and wash hand basin. Once again this room has the same ceramic tiled floor, a ceiling light point and an extractor fan.

### Study 7' 7" x 7' 0" (2.31m x 2.13m)

The study has a window to the front elevation and a ceiling light point.

**Lounge** 18' 10" x 12' 4" (5.74m x 3.76m)

This excellent sized and well proportioned reception room has twin French doors to the rear elevation, both providing access out to the garden and enjoying views across the Fleet and countryside beyond. The focal point of the lounge is the fireplace with log burning stove inset. The room has two ceiling light points and a further set of French doors into the dining room.

**Dining Room** 12' 0" x 11' 0" (3.65m x 3.35m)

The dining room has a window to the front elevation, a ceiling light point, and as previously mentioned, doors into the hallway and lounge. Whilst designed as a formal dining room, this versatile room is currently utilised as an additional sitting room/play room.

**First Floor Landing**

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into three bedrooms and the family bathroom. There are two ceiling light points and a radiator. The staircase continues to the second floor landing.

**Bedroom One** 18' 6" x 13' 7" (5.63m x 4.14m) (at widest points)

A very large double bedroom having a window to the rear enjoying the fabulous views. The bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

**En-suite Shower Room**

The en-suite has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains shower, wash hand basin and WC. The room is complemented with ceramic floor tiling and part ceramic tiled walls, together with recessed ceiling spotlights. In addition there is a shaver socket, a wall light point and a heated towel rail.

**Bedroom Three** 12' 6" x 12' 3" (3.81m x 3.73m)

A further excellent sized double bedroom with a window to the rear elevation, a useful fitted storage cupboard which is sited beneath the staircase, a ceiling light point and a radiator.

**Bedroom Five** 11' 2" x 8' 8" (3.40m x 2.64m)

This double bedroom has a window to the front elevation, a ceiling light point and a radiator.

**Family Bathroom** 8' 10" x 7' 6" (2.69m x 2.28m)

The bathroom is fitted with a white suite comprising bath, wash hand basin and WC. There is a walk-in shower cubicle with mains shower and curved shower screen. The bathroom is enhanced with a ceramic tiled floor, part ceramic tiling to the walls and recessed ceiling spotlights. There is also a shaver socket, an extractor fan and a heated towel rail.

**Second Floor Landing**

The second floor landing provides access to the two further bedrooms and the shower room. The landing has a Velux window to the rear, a useful storage cupboard and a ceiling light point.

**Bedroom Two** 16' 2" x 12' 3" (4.92m x 3.73m) (at widest points)

A superb sized bedroom having a dormer window to the front elevation and a Velux window to the rear. The bedroom has a ceiling light point and a radiator.

**Bedroom Four** 14' 8" x 8' 0" (4.47m x 2.44m) (plus dormer recess)

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

**Shower Room** 8' 0" x 7' 6" (2.44m x 2.28m)

This room has a Velux window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, wash hand basin and WC. The room is also complemented with ceramic floor tiling and part ceramic tiled walls, together with recessed ceiling spotlights. In addition there is a shaver socket, wall mounted light point, an extractor fan and a heated towel rail.

**Outside**

To the front of the property is a lawned garden containing a number of mature shrubs and plants. A pedestrian footpath leads around to Hickman Grove, and a further footpath leads to the garage and around to the rear garden.

**Rear Garden**

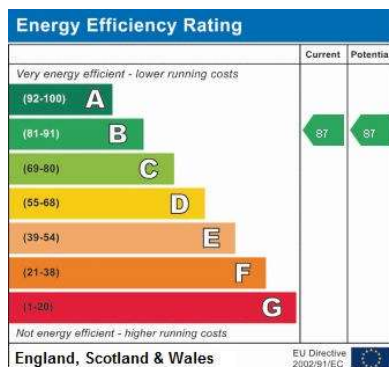
The rear garden is a real feature of this family home and has been tastefully landscaped for ease of maintenance. The garden has a vast array of mature shrubs, plants and trees. Situated to the rear of the property is a pergola and patio area. A further splendid feature is the tiered and substantial deck which stands on stilts adjacent to the River Fleet, and is a fantastic outdoor entertaining area with superb uninterrupted views.

**Garage** 18' 6" x 14' 8" (5.63m x 4.47m)

The over-sized garage has an up and over door to the front elevation, a personnel door to the rear and is equipped with power and lighting.

**Council Tax**

The property is in Band F.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

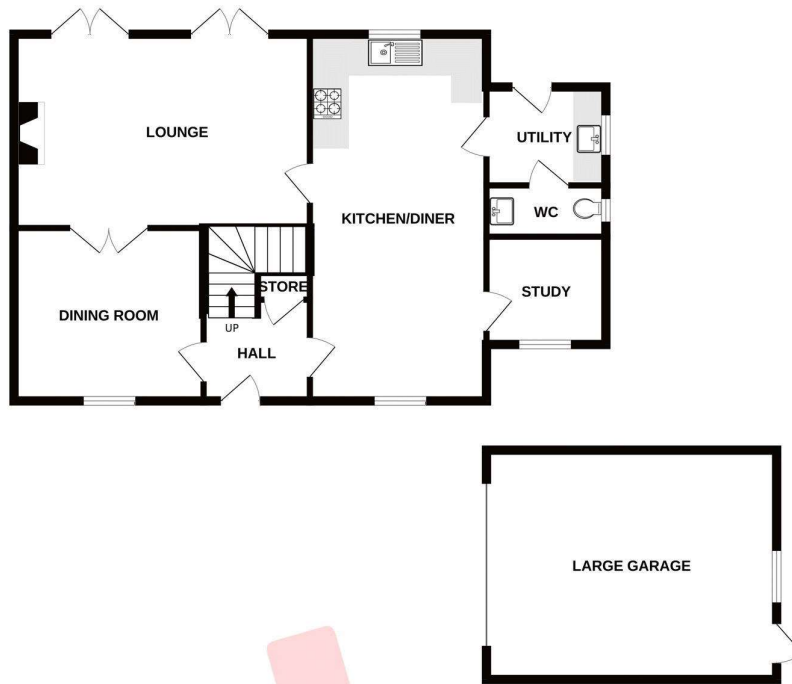
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006852 26 January 2024



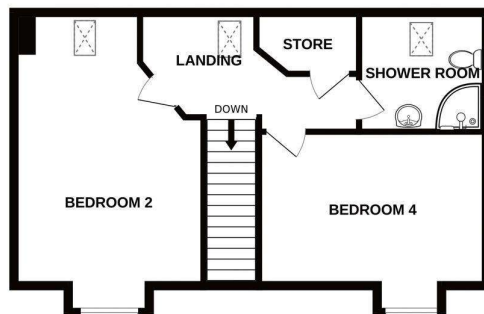
GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



2ND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 2305 sq.ft. (214.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



