

15 Hickman Grove

Collingham, NG23 7QU

£525,000

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UNINTERRUPTED COUNTRYSIDE VIEWS | LANDSCAPED WEST-FACING GARDEN | THREE-STOREY VERSATILITY

Tucked away in a quiet corner of sought-after Collingham, this five-bedroom detached family home offers the rare balance of a thriving village lifestyle and complete rural tranquility. Designed around modern family life and effortless entertaining, the property's showstopping feature is its west-facing garden, complete with an elevated, glass-balustraded deck built on stilts to capture sweeping, uninterrupted countryside views from your morning coffee right through to sunset drinks.

Step inside into a welcoming entrance hall that leads to a home thoughtfully arranged across three generous storeys to adapt as your family grows. At the heart of the ground floor is the dual-aspect kitchen diner—a sociable hub built for busy weekday breakfasts, catching up on the day's events, or hosting weekend dinner parties. Cooks will appreciate the five-ring gas hob, eye-level oven, integrated microwave, dishwasher and built-in wine cooler, all kept cosy year-round with ground-floor underfloor heating. Beyond the kitchen, a comfortable lounge invites relaxed evenings, while a dedicated study makes working from home peaceful and distraction-free. A separate dining room, currently thriving as a playroom, keeps toys neatly out of sight or easily converts back for formal hosting, complemented by a practical utility room and downstairs WC.

Upstairs, the first-floor landing leads to a tranquil principal suite featuring fitted wardrobes and a private en-suite shower room, alongside two further double bedrooms and a modern family bathroom. Continuing to the second floor, the top level creates an ideal self-contained haven for teenagers craving independence, extended family, or visiting guests, offering two additional double bedrooms served by their own shower room.

Outside, the private, landscaped rear garden is planted with mature trees and shrubs, creating distinct zones to enjoy the outdoors. You can dine al fresco beneath the pergola, unwind on the patio, or step up onto the raised timber deck with its sleek glass balustrade to soak in the rolling Nottinghamshire countryside. To the front, a lawned garden connects to a pedestrian footpath leading to Hickman Grove, with gated access to the garage and off-street parking for two cars.

Collingham delivers the kind of walkable, community-focused lifestyle that is increasingly hard to find. Within a gentle stroll, you have everything on your doorstep—from grabbing an artisan coffee or picking up cuts at the local butcher to enjoying a pint at the village pub, alongside a Co-op supermarket, pharmacy, post office, hairdresser's, doctors' surgery, and dental practice. For commuters, Collingham railway station offers regular links to Lincoln, Newark, and Nottingham, while nearby Newark-on-Trent is just six miles away for extensive shopping, leisure facilities, and high-speed East Coast Mainline services that reach London King's Cross within 1 hour and 15 minutes.

Entrance Hall

Lounge
18'10 x 12'5 (5.74m x 3.78m)

Kitchen Diner
23'4 x 11'1 (7.11m x 3.38m)













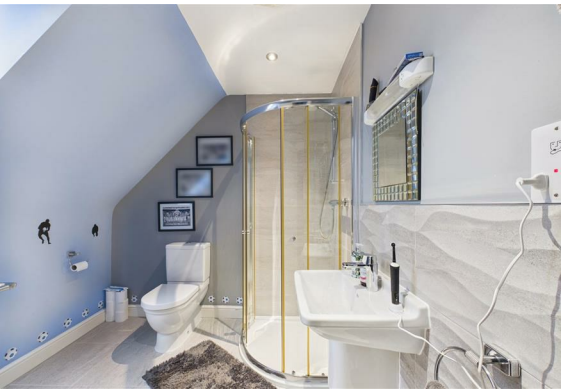












Dining Room
12'0 x 11' (3.66m x 3.35m)

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

Utility Room
7'7 x 6'3 (2.31m x 1.91m)

WC
7'7 x 3'2 (2.31m x 0.97m)

First Floor

Bedroom One
18'7 x 14'3 (5.66m x 4.34m)
max measurements

Ensuite
9'1 x 6'6 (2.77m x 1.98m)
max measurements

Bedroom Three
12'5 x 12'4 (3.78m x 3.76m)

Bedroom Five
11'0 x 8'11 (3.35m x 2.72m)

Bathroom
8'10 x 7'6 (2.69m x 2.29m)

Second Floor

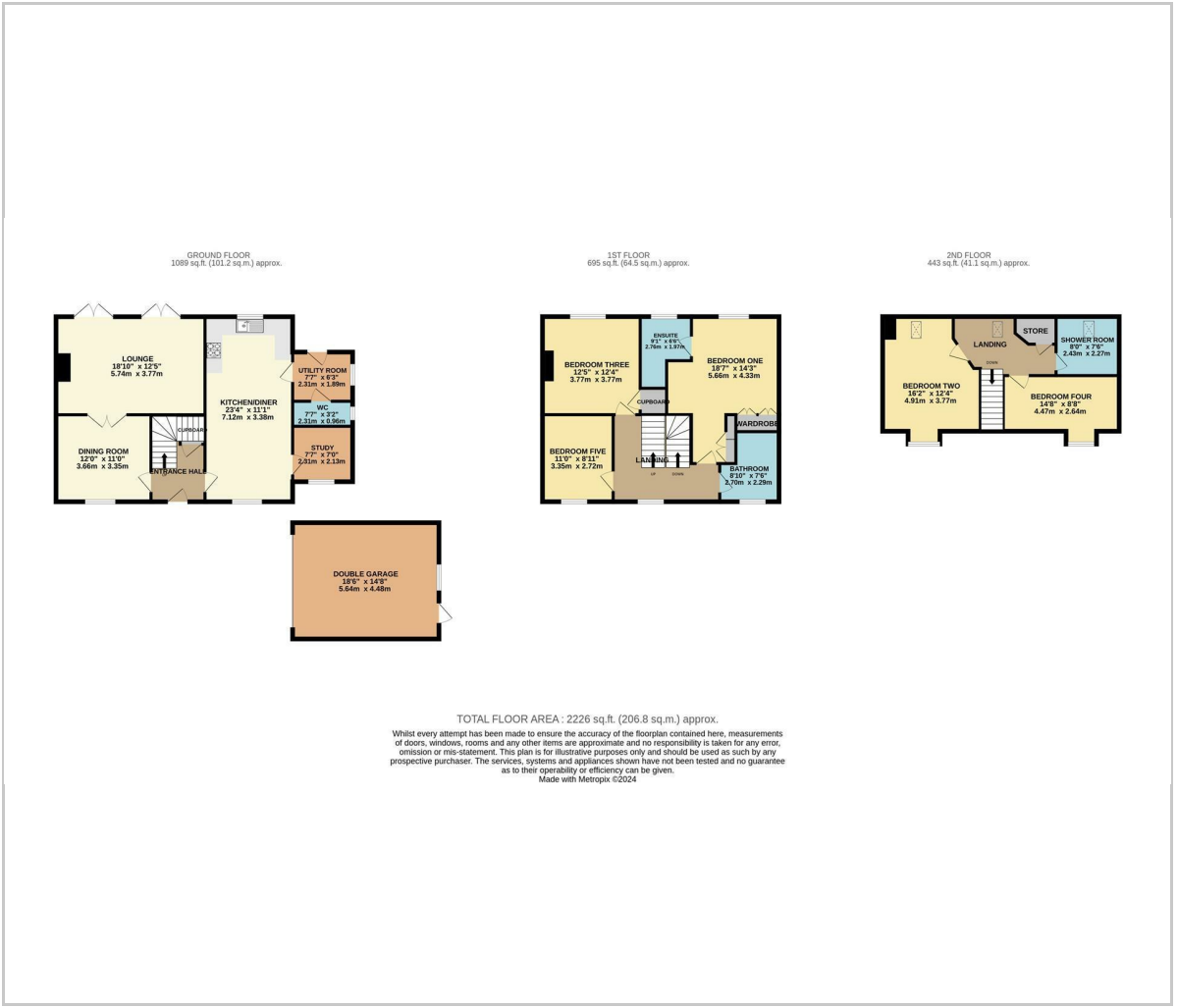
Bedroom Two
16'2 x 12'4 (4.93m x 3.76m)
Into recess

Bedroom Four
14'8 x 8'8 (4.47m x 2.64m)
Into recess

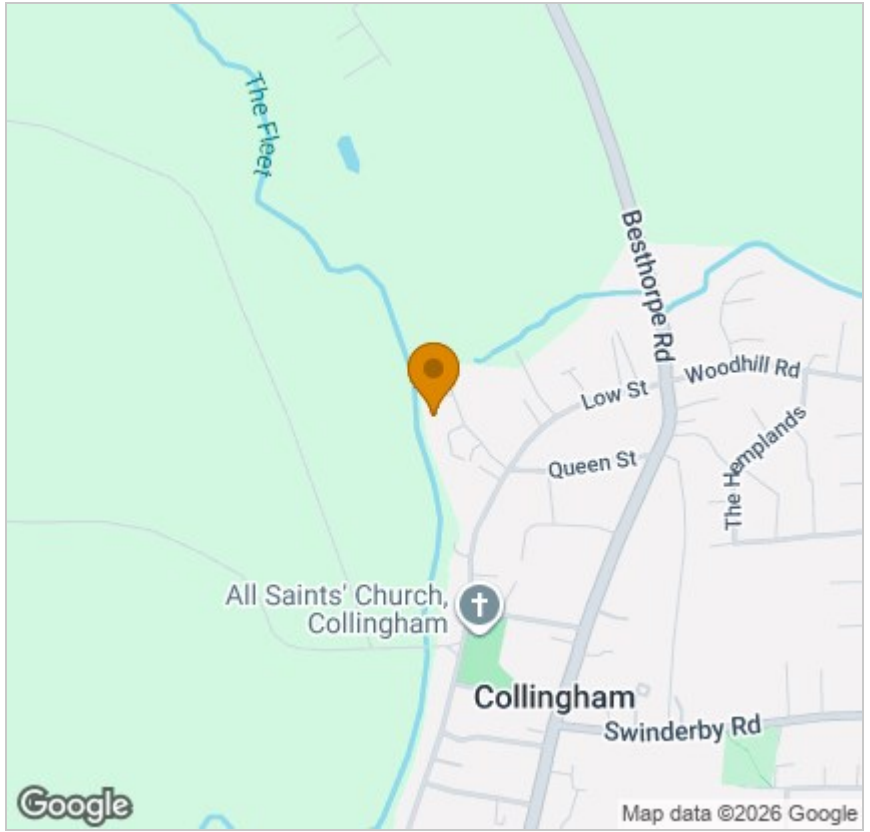
Shower Room
8'0 x 7'6 (2.44m x 2.29m)

Double Garage
18'6 x 14'8 (5.64m x 4.47m)

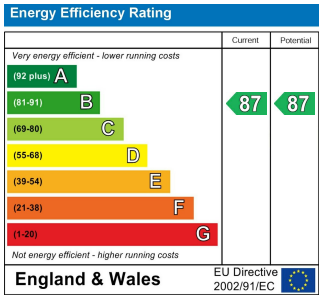
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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