



Low Road, Besthorpe



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Guide Price £500,000 to £525,000

- Individual Detached Home
- Four Double Bedrooms
- Bathroom & G/F Shower Room
- Dining Kitchen & Utility Room
- Three Reception Rooms
- Two Double Garages & Large Driveway
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: D



This delightful individual detached home sits pleasantly within the Besthorpe village conservation area, and boasts a plot extending to approximately 0.23 acre and has the unusual benefits of **TWO DOUBLE GARAGES**. Maple House offers spacious yet versatile accommodation throughout, with this home ideally suiting a growing family with scope to still further improve the property, and the potential to create an annexe if required (subject to relevant planning regulations/permissions). The property's accommodation to the ground floor comprises: inviting entrance hallway with a beautiful oak staircase rising to the first floor, dual aspect lounge with log burning stove, spacious dining kitchen which benefits from a range of integrated appliances to include an electric oven and microwave above, induction hob, dishwasher and fridge/freezer, with an opening to a separate reception room which could work as a formal dining room or sitting room and having French doors leading to the rear garden, separate study/home office, generous utility room and also a shower room. The first floor has a wonderful landing space, four **DOUBLE** bedrooms and a large three piece bathroom suite. Outside, this property is approached with two gated access points opening to an extensive carriage driveway providing ample off street parking. Access can be found to the adjoining double garage as well as giving vehicular access down the side of the property, leading to the further detached garage/workshop. The rear garden benefits from a wonderful degree of privacy and is predominantly laid to lawn with a generous paved entertaining area. Other features of this home include UPVC double glazing and oil fired central heating. *Please note, subject to separate negotiation, the vendors would consider either renting or selling an adjoining paddock to the right hand side of this property. For more detail, please contact the team in the office.*





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

3.94m x 3.28m (12'11 x 10'9) maximum measurements

Lounge

5.31m x 3.63m (17'5 x 11'11)

Dining Kitchen

4.75m x 3.53m (15'7 x 11'7)

Dining/Sitting Room

3.73m x 3.15m (12'3 x 10'4)

Study/Home Office

2.95m x 1.90m (9'8 x 6'3)

Inner Hall

1.80m x 1.14m (5'11 x 3'9)

Utility Room

3.84m x 2.46m (12'7 x 8'1)

Shower Room

2.51m x 1.80m (8'3 x 5'11)

First Floor Landing

Bedroom One

3.78m x 3.45m (12'5 x 11'4)

Bedroom Two

4.19m x 2.72m (13'9 x 8'11) maximum measurements

Bedroom Three

3.56m x 3.53m (11'8 x 11'7) maximum measurements

Bedroom Four

3.23m x 2.59m (10'7 x 8'6)

Bathroom

2.72m x 2.41m (8'11 x 7'11) maximum measurements

Double Garage

7.09m x 5.71m (23'3 x 18'9)

Garage/Workshop

6.93m x 5.64m (22'9 x 18'6)

Agent's Note

Subject to separate negotiation, the vendors would consider either renting or selling an adjoining paddock to the right hand side of this property. For more detail, please contact the sales team in the office.

Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.





Besthorpe

Besthorpe is a small village designated as a Conservation Area. Local amenities include the Besthorpe nature reserve, The Lord Nelson Inn and a community village hall. A wide range of amenities are available in Collingham village which is located 2 miles south.

Collingham

A small, quiet rural village which lies 5 miles south of Newark, 8 miles north of Grantham, and with easy access to the A1. At the heart of the village is St James church, there is also a village hall and the Wheatsheaf Inn public house. Village primary schools are located close by in Claypole and Long Bennington and Dry Doddington is also on the bus route to local grammar schools. A range of further amenities can also be found in Long Bennington

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

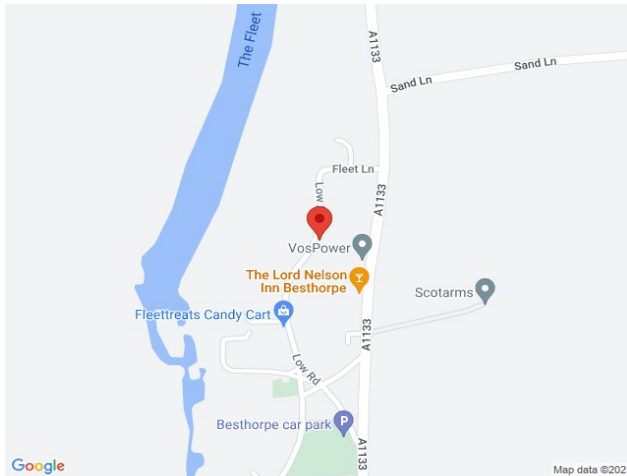
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



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