

 **NEWTON FALLOWELL**

Main Road, Besthorpe



Asking Price £500,000

- Individual Detached Bungalow
- Spacious & Renovated Accommodation
- Three DOUBLE Bedrooms
- Stunning Open Plan Dining Kitchen
- Ensuite Bathroom & Wet Room
- Spacious Lounge & Conservatory
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: D



Occupying a beautifully landscaped plot, extending to approximately 0.29 acre, this deceptively large detached bungalow benefits from superbly presented accommodation throughout, measuring approximately 2140 sqft (including garaging). Enjoying a convenient, yet quiet position on the edge of the village of Besthorpe, the property has great access to a host of local amenities in the neighbouring village of Collingham and has easy access to the A46 with connections to both Newark and Lincoln. The individual bungalow has spacious and renovated accommodation comprising: entrance hall which opens to a sizeable hallway that benefits from superb storage facilities, spacious dual aspect lounge with a feature multi fuel burning stove and sliding doors to a conservatory which enjoys a pleasant outlook over the garden, stunning dining kitchen which benefits from ample storage facilities, as well as a range of appliances to include an electric oven and combi oven, five ring electric hob, integrated dishwasher and fridge/freezer. Furthermore, there is a wet room, and three DOUBLE bedrooms, two of which having generous fitted wardrobes and the main bedroom also having a luxurious ensuite bathroom. A huge benefit of this home is the attached garaging, with superb potential to either create further accommodation (subject to relevant building regulation approval) or use for storage/workshop. There are two separate electric doors, with a store room in between the two separate garages. Outside, the property is approached via wooden gates that open through to an extensive driveway providing off street parking for numerous vehicles, and the garden wraps around the property and is predominantly laid to lawn, with a pond area, large paved entertainment area and a variety of plants/shrubs to borders. Other features include how the property suits disability access with ramps to the property and wide door accesses, oil fired central heating and majority UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

3.89m x 1.93m (12'9 x 6'4)

Hallway

7.44m x 2.79m (24'5 x 9'2) maximum measurements

Lounge

5.94m x 3.89m (19'6 x 12'9)

Conservatory

4.04m x 2.34m (13'3 x 7'8)

Kitchen

4.04m x 3.58m (13'3 x 11'9)

Dining Area

5.61m x 1.93m (18'5 x 6'4)

Bedroom One

4.62m x 3.35m (15'2 x 11'0) maximum measurements

Ensuite

2.92m x 2.67m (9'7 x 8'9)

Bedroom Two

4.62m x 3.45m (15'2 x 11'4) maximum measurements

Bedroom Three

3.76m x 3.56m (12'4 x 11'8)

Wet Room

2.31m x 1.73m (7'7 x 5'8)

Garage/Workshop

5.64m x 5.28m (18'6 x 17'4) maximum measurements

Store

2.64m x 2.24m (8'8 x 7'4)

Garage

5.61m x 3.94m (18'5 x 12'11)

Services

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





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.

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.

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.

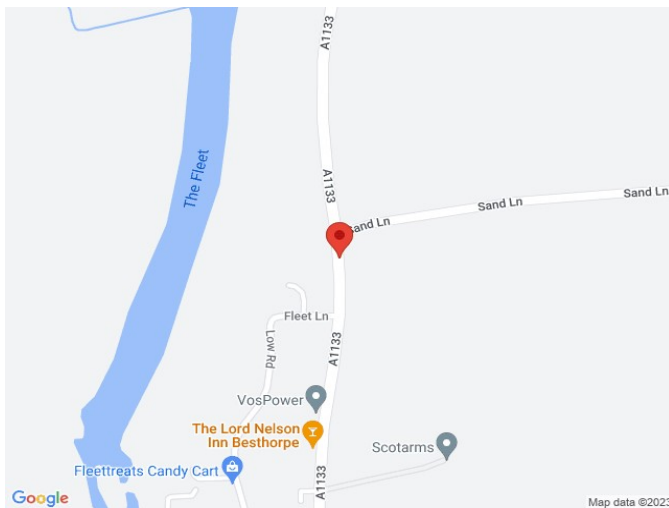
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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