



Trent Lane, Besthorpe



Asking Price £425,000

- Detached Home
- Approximately 3/4 Acre Plot
- Three Bedrooms
- Shower Room & G/F WC
- Three Reception Rooms
- Modern Kitchen & Utility Room
- Garage & Driveway
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: E



Enjoying a delightful plot, measuring approximately 3/4 acre, this superb detached home stands proud with gorgeous open views to the rear, with the garden extending down to The Fleet, this home benefits from a variety of wildlife and changing aspects throughout the year.

'Drewetts House' is located in a tucked away position in the quiet village of Besthorpe and has been beautifully renovated across a number of years by the current owners. The property's accommodation comprises to the ground floor: entrance porch with WC, entrance hallway, spacious lounge with log burning stove and opening to a stunning vaulted garden room that boasts views across the garden, and has French doors opening to the patio area, separate dining room, modern kitchen with five ring gas hob, electric oven and integrated dishwasher, and a utility room. The first floor has a quality shower room, and three bedrooms, two of which having fitted wardrobes.

Outside, the property is approached by a shared driveway entrance to five properties before enjoying its own off street parking for multiple vehicles. There is also access to a single garage which has power and light connected. The garden benefits from a delightful raised patio area with a sloped paved pathway leading down to the predominantly lawned area that extends down to The Fleet. The garden also has separate field-gate access from Trent Lane. Other features include LPG fired central heating via a high efficiency combi boiler and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Porch

1.37m x 0.94m (4'6 x 3'1)

Ground Floor WC

1.80m x 0.94m (5'11 x 3'1)

Entrance Hallway

4.83m x 1.93m (15'10 x 6'4)
maximum measurements

Lounge

3.71m x 3.43m (12'2 x 11'3)

Garden Room

3.51m x 3.15m (11'6 x 10'4)

Dining Room

3.45m x 3.43m (11'4 x 11'3)
maximum measurements

Kitchen

4.22m x 2.46m (13'10 x 8'1)

Utility Room

2.92m x 1.75m (9'7 x 5'9)

First Floor Landing

Bedroom One

3.48m x 3.10m (11'5 x 10'2)
maximum measurements

Bedroom Two

3.48m x 3.45m (11'5 x 11'4)
maximum measurements

Bedroom Three

2.64m x 2.18m (8'8 x 7'2)

Shower Room

2.29m x 1.65m (7'6 x 5'5)

Garage

5.89m x 2.69m (19'4 x 8'10)

Services

LPG 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 - Sales Particulars

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 are taken internally and cannot be assumed 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.

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 £350 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.

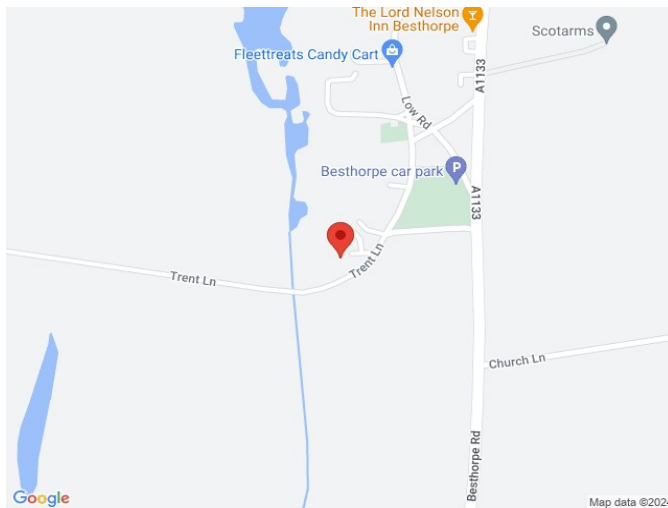
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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