



Low Road, Besthorpe



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Guide Price £380,000 to £400,000



Key Features

- Delightful Grade II Listed Cottage
- Three Double Bedrooms
- Bathroom, Shower Room & G/F WC
- Granite Kitchen & Utility Room
- Three Generous Reception Rooms
- South Facing Garden
- Council Tax Band: E
- EPC Rating: E
- Tenure: Freehold





Steeped in history and full of character and charm, this delightful Grade II listed home enjoys a private position in the pretty village of Besthorpe, with this home falling in a conservation area and provides easy access to the neighbouring village of Collingham where a host of local amenities can be found and the A46 beyond.

The property is beautifully appointed and is complimented by the original restored beams and timbers, with deceptively spacious accommodation throughout comprising to the ground floor: entrance hallway, sitting room with inglenook fireplace and half cellar store, dual aspect lounge with further feature fireplace and French doors opening to the garden, formal dining room with bay window, useful utility room, WC and superb kitchen having an inglenook with Aga cooking range, heavily beamed ceiling, double Belfast sink, built in dishwasher, granite working surfaces and an impressive island unit with breakfast bar. The first floor enjoys a tasteful four piece bathroom suite, separate shower room and three double bedrooms.

Outside, this home is approached with a gated entrance, opening to a gravelled driveway providing off street parking as well as two outbuildings, one of which houses the biomass boiler. The garden is SOUTH FACING and benefits from a raised lawned area with mature plants/shrubs to borders, as well as a wonderful private seating area with pergola. Other features of this home include the biomass wood pellet central heating and wooden windows.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 1.96m x 0.94 (6'5 x 3'1)

Lounge 5.11m x 3.91m (16'9 x 12'10)

Sitting Room 5.26m x 4.44m (17'3 x 14'7)
maximum measurements

Dining Room 5.21m x 3.45m (17'1 x 11'4)

Breakfast Kitchen 5.16m x 4.39m (16'11 x 14'5)
maximum measurements

Utility Room 2.54m x 2.46m (8'4 x 8'1)
maximum measurements

Ground Floor WC 1.47m x 0.89m (4'10 x 2'11)

First Floor Landing

Bedroom One 5.33m x 5.11m (17'6 x 16'9)
maximum measurements

Bedroom Two 5.18m x 3.86m (17'0 x 12'8)
maximum measurements

Bedroom Three 3.86m x 2.44m (12'8 x 8'0)

Bathroom 2.74m x 1.68m (9'0 x 5'6)

Shower Room 1.90m x 1.70m (6'3 x 5'7)
maximum measurements

Services

Central heating by way of Biomass wood pellet boiler. 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.





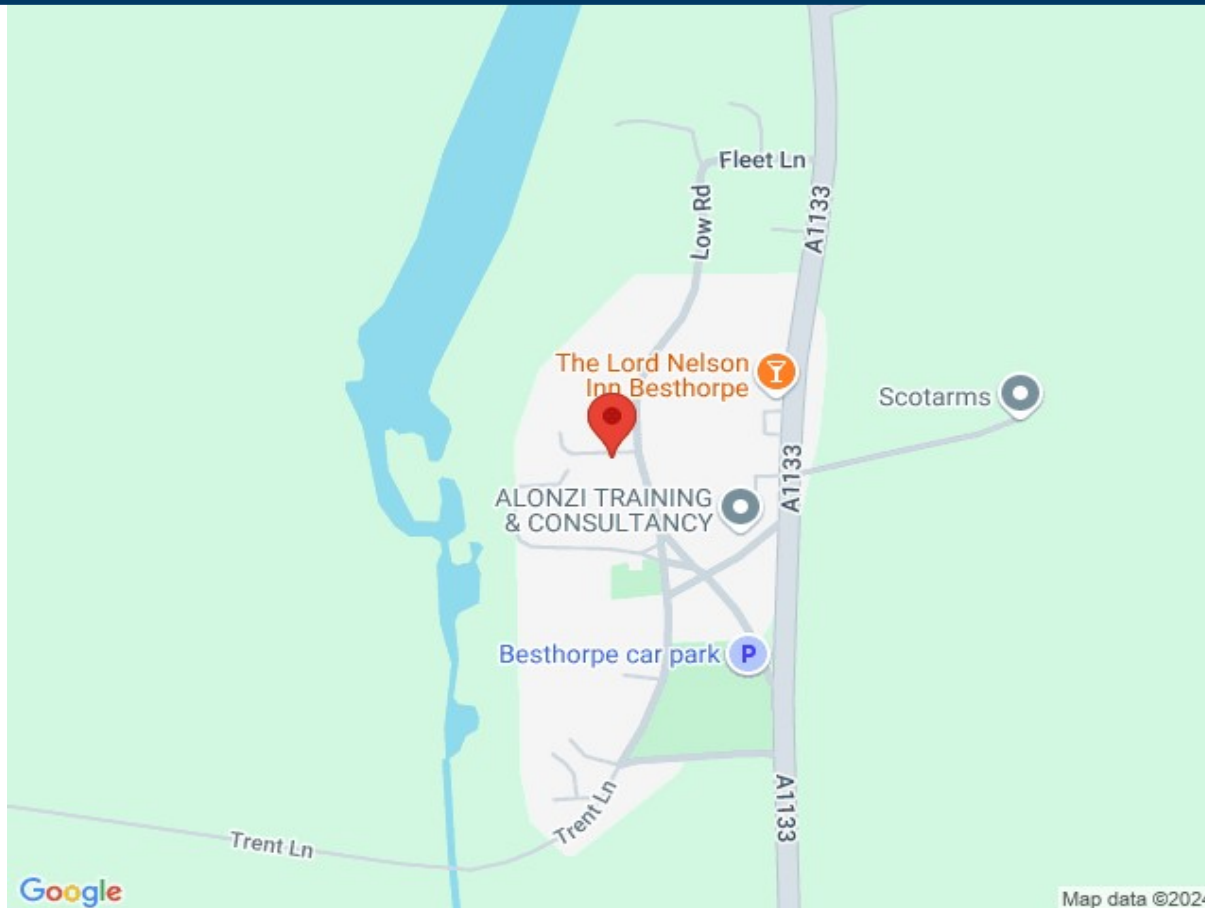
GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

