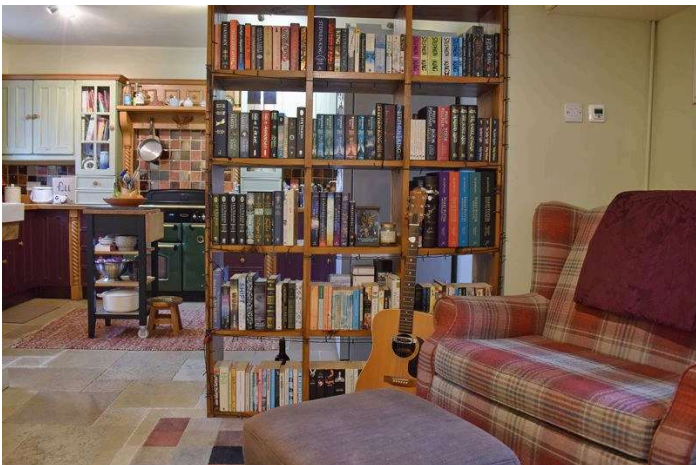


Low Road, Besthorpe NG23 7HJ



An extended and substantial three bedroom semi detached home situated within this tranquil village location. In addition to the three excellent sized bedrooms, the property has three reception rooms, a fitted kitchen and a first floor bathroom. There is ample off road parking and a large garden to the rear. The property is predominantly double glazed and has oil fired central heating. Early viewing is strongly recommended to appreciate this extensive home.

Offers Over £290,000







Situation and Amenities

Besthorpe is a charming semi-rural village, conveniently located for ease of access onto the A1133, with the neighboring villages of Gorton, Clifton, North Scarle and the extremely well-served village of Collingham close-by. There is also ease of access onto the A46 and A1. The village offers a charming nature reserve, 'The Lord Nelson' public house and community village hall. The nearest amenities in Collingham, are located approx. 2 miles away, which include: a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. Newark-on-Trent is located approximately 8 miles away and the City of Lincoln is approximately 15 miles away.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has windows to either side elevations and provides an excellent storage facility for coats and shoes etc., The porch has a ceiling light point and a radiator. From here a door leads into the reception hallway.

Reception Hallway

The reception hallway has a dogleg staircase rising to the first floor with bespoke fitted storage units beneath. The hallway provides access to the lounge and dining room, and has a large storage cupboard, solid wood flooring, a ceiling light point and a radiator.

Lounge 17' 11" x 12' 9" (5.46m x 3.88m)

This fabulous reception room has a window to the front elevation and bi-fold doors leading through to the family room. The focal point of the lounge is the fireplace with log burning stove inset. To one side of the chimney breast is a bespoke fitted storage unit and bookshelves. The lounge has the same solid wood flooring that flows through from the hallway, cornice to the ceiling, two ceiling light points and a radiator.

Dining Room 10' 11" x 10' 5" (3.32m x 3.17m)

This delightful reception room is open plan to the kitchen and family room and, whilst currently used as an additional sitting room, would serve equally well as a formal dining room. The dining room has stone flooring, cornice to the ceiling, both wall and ceiling light points and a radiator.

Family Room 23' 11" x 8' 7" (7.28m x 2.61m)

This superb room is formed within the extended part of the home and has a window to the rear elevation and French doors leading out into the garden. In addition there are two Velux skylight windows which make the room particularly bright and airy. The family room has recessed ceiling spotlights and two radiators.

Kitchen 13' 0" x 9' 7" (3.96m x 2.92m)

The kitchen has two windows to the front elevation and, as previously mentioned, is open plan to the dining room. Accessed from the kitchen is a large and useful storage cupboard which also houses the central heating boiler. The kitchen is fitted with an excellent range of farmhouse style base and wall units, including display cabinets, complemented with solid wood work surfaces and tiled splash backs. There is a ceramic sink, space for a free standing electric range cooker, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen has the same stone floor as that of the dining room, two ceiling light points, an extractor fan and a radiator.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into the three double bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 14' 0" x 10' 6" (4.26m x 3.20m)

An excellent sized double bedroom having a window to the rear elevation with bespoke fitted shutter. The bedroom has solid wood flooring, a ceiling light point and a radiator.

Bedroom Two 10' 10" x 10' 6" (3.30m x 3.20m)

A further good sized double bedroom with a window to the rear elevation, solid wood flooring, a ceiling light point and a radiator.

Bedroom Three 10' 6" x 7' 3" (3.20m x 2.21m)

A double bedroom having a window to the front elevation with bespoke fitted shutter. Bedroom three also has solid wood flooring, a ceiling light point and a radiator.

Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)

The bathroom has an opaque window to the side and is fitted with a white suite comprising a 'P' shaped bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with solid wood flooring and part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Outside

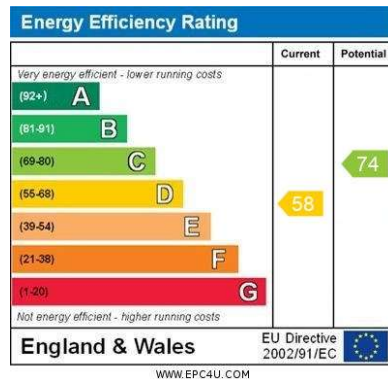
This family home stands on an excellent sized plot and to the front is an enclosed lawned garden bounded by mature laurel hedging, and with raised flowerbeds. Adjacent to this is a long driveway which provides off road parking for numerous vehicles and continues down the side of the property.

Rear Garden

The rear garden is also of an excellent size and enjoys a high degree of privacy. The garden contains a vast array of mature shrubs, plants and trees.

Council Tax

The property is currently in Band B.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

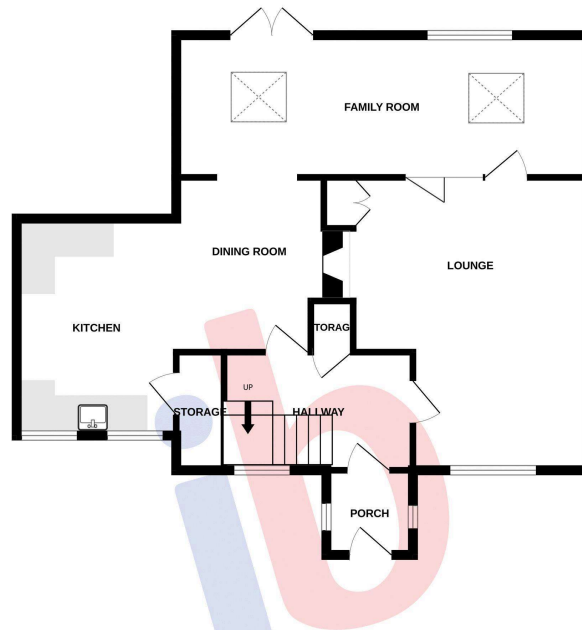
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

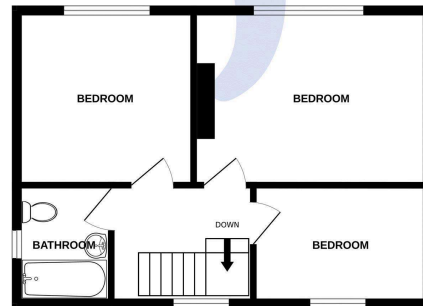
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007241 27 November 2025

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



FIRST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.

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.
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