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ESTATE AGENTS



Maple House Low Road  
Besthorpe, NG23 7HJ

Guide Price £500,000 to £525,000



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# Maple House Low Road

Besthorpe, NG23 7HJ

\*\*\*STANDING PROUD\*\*\* Guide Price £500,000 to £525,000.

\*\*\* AN OPTION TO BUY AN ADDITIONAL 0.55 ACRE PADDOCK \*\*\*

The paddock is situated to the side and the rear of the property and would make a great addition and opportunity to acquire further land.

Nestled in the conservation area of the charming Low Road in Besthorpe, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. Perfectly positioned on a plot of 0.23 acres this property offers space and versatility boasting two double garages. The moment you enter the inviting entrance hall you are greeted by a fabulous oak staircase filled with natural light creating a warm atmosphere. With ground floor accommodation to include a dual aspect lounge, office, downstairs shower room and a utility room, there is ample room for both relaxation and entertaining.

The hub of the home is the open plan kitchen diner that opens onto a family room a great space for family meals and creating lasting memories.

The house boasts four well-proportioned bedrooms to the first floor providing plenty of space for family members or guests all served by a modern family bathroom. The layout is thoughtfully designed to ensure privacy and comfort, making it easy to unwind after a long day.

The outside space is ideal for the outdoor enthusiast with front and rear gardens that are laid to lawn with an array of shrubs and a paved seating area ideal for alfresco dining or enjoying your morning coffee. The property is accessed via two gated access points opening onto an extensive driveway providing ample off road parking. There is vehicular access down the side of the property leading to the further double detached garage/workshop.

The location in Besthorpe is particularly appealing, offering a peaceful residential setting while still being conveniently close to local amenities. This property is perfect for those seeking a tranquil lifestyle without sacrificing accessibility to nearby shops and services. Besthorpe benefits from Besthorpe nature reserve, The Lord Nelson Inn and a village hall. Collingham is located approximately 2 mile away where you will find an array of amenities including a doctors' surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, coffee shop and a welcoming pub. Families will appreciate the preschool and primary school, and excellent transport links are readily available with a regular bus route and Collingham railway station providing direct connections to Lincoln, Newark, and Nottingham.

In summary, this detached house on Low Road is a wonderful opportunity for anyone looking to settle in a spacious and well-appointed home in a lovely area. With its ample reception space, four bedrooms, and two bathrooms, it is sure to meet the needs of a growing family or anyone who enjoys entertaining.

Please note: subject to separate negotiation, the sellers would consider either renting or selling an adjoining paddock to the right hand side of the property.

**Entrance Hall**  
12'11 x 7'10 (3.94m x 2.39m)

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

**Kitchen Diner**  
15'7 x 11'8 (4.75m x 3.56m)

**Family Room**  
12'3 x 10'5 (3.73m x 3.18m)

**Office**  
9'8 x 6'3 (2.95m x 1.91m)





**Utility Room**  
8'1 x 12'6 (2.46m x 3.81m)

**Shower Room**  
6'6 x 8'3 (1.98m x 2.51m)

**Landing**

**Bedroom One**  
13'9 x 12'5 (4.19m x 3.78m)

**Bedroom Two**  
11'7 x 11'8 (3.53m x 3.56m)

**Bedroom Three**  
8'7 x 13'9 (2.62m x 4.19m)

**Bedroom Four**  
8'7 x 10'7 (2.62m x 3.23m)

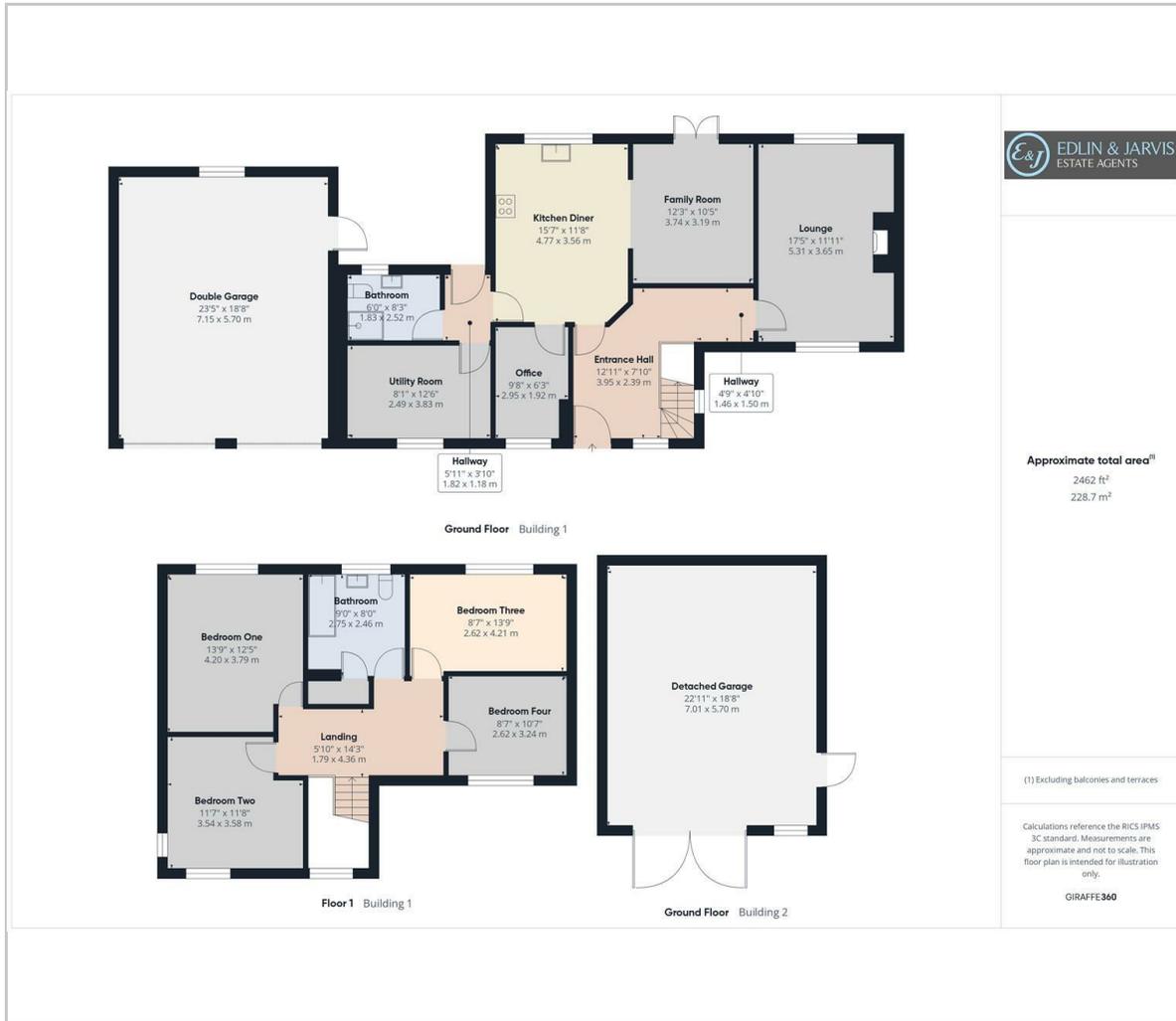
**Bathroom**  
9'0 x 8'0 (2.74m x 2.44m)

**Double Garage**  
23'5 x 18'8 (7.14m x 5.69m)

**Separate Garage**  
22'11 x 18'8 (6.99m x 5.69m)



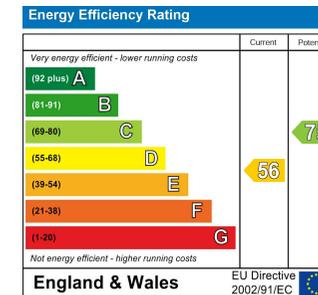
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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