



**Sparrow Lane Park, Sparrow Lane, High Marnham, Newark, NG23 6SH**



**welcome to**

**Sparrow Lane Park, Sparrow Lane, High Marnham, Newark**

William H Brown are pleased to present this refurbished two bedroom 2007 Omar Colorado park home. The home measures 36ft by 20ft and boasts a living room, dining room, kitchen, conservatory, two bedrooms, en-suite, family bathroom, driveway, garage and garden.





### **Entrance Hall**

Built in storage, loft access and radiator.

### **Living Room**

16' 6" x 11' ( 5.03m x 3.35m )

Spacious living room with newly fitted grey carpets, radiator and double glazed windows to the front and side.

### **Dining Room**

9' 2" x 6' 10" ( 2.79m x 2.08m )

Archway leading through to the dining room with newly fitted grey carpets, radiator and double glazed window to the side.

### **Kitchen**

10' 11" x 7' 11" ( 3.33m x 2.41m )

Kitchen with fitted appliances, oven, gas cooker, plumbing and space for washing machine and double glazed window to the front with archway leading to the dining room.

### **Conservatory**

Leading off the kitchen with uPVC door to the rear garden.

### **Bedroom One**

11' 3" x 9' 4" ( 3.43m x 2.84m )

Leading off the entrance hall, bedroom offers newly fitted grey carpets, radiator and double glazed windows to the rear and side.

### **Ensuite**

Part tiled ensuite with WC, wash hand basin, shower, extractor and double glazed obscured window to the rear.

### **Bedroom Two**

5' 6" x 3' 11" ( 1.68m x 1.19m )

Leading off the entrance hall, bedroom two offers newly fitted grey carpets, walk in wardrobe, radiator and double glazed window to the side.

### **Bathroom**

WC, wash hand basin, bath, extractor, radiator and built in storage. Double glazed obscured window to the front.

### **Outside**

The property benefits from an astro turfed lawn, driveway and garage.

### **Agents Note**

The site carries a ground rent of £177.11 per month.

### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

### **Agents Note**

The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.

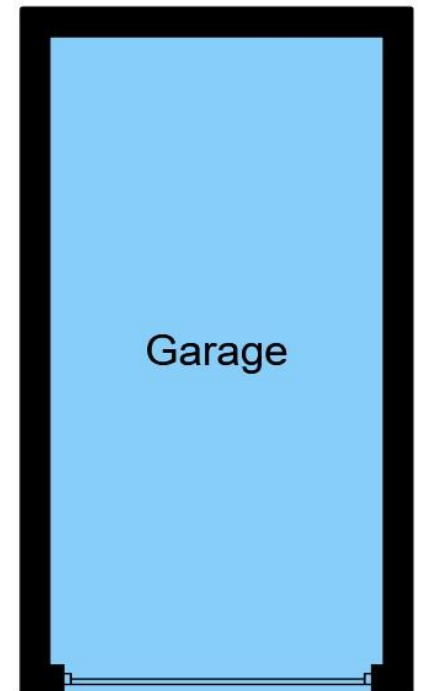


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**Floor Plan**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Sparrow Lane Park, Sparrow Lane, High Marnham, Newark

- RENOVATED PARK HOME
- TWO BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- DRIVEWAY & GARAGE
- ENCLOSED GARDENS

Tenure:

EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105291 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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