



**Carlton Manor Park, Carlton-On-Trent, Newark, NG23 6NU**



**welcome to**

**Carlton Manor Park, Carlton-On-Trent, Newark**

**\*\* NO ONWARD CHAIN! \*\*** William H Brown are pleased to present this two bedroom detached park home situated within a sought after and well developed area of Carlton On Trent. Viewing is recommended, so give us a call to arrange a time.....



### **Agents Note**

Please note, site fees apply - call for more details

### **Entrance Hall**

Access from a fully glazed door via steps.

### **Living Room**

11' 9" x 11' 5" ( 3.58m x 3.48m )

Bay fronted living room with radiator and double glazed window to the front and to the side. Another fully glazed door leading in from the front of the property.

### **Kitchen**

11' 5" x 7' 4" ( 3.48m x 2.24m )

A range a low and eye level units with marble effect splashback, sink and drainer, built in oven, plumbing for a washing machine, under counter space for tumble dryer and fridge. Storage cupboard housing the boiler, radiator and double glazed windows to both sides of the property.

### **Bedroom One**

9' 3" max x 11' 5" ( 2.82m max x 3.48m )

### **Bedroom Two**

7' 10" x 7' 11" ( 2.39m x 2.41m )

Another good size bedroom with radiator, double glazed window to the side and wardrobe.

### **Bathroom**

Wet room style bathroom with part tiled walls, WC, wash hand basin, walk in shower, radiator and double glazed window to the side.

### **Outside**

#### **Front Garden**

The front of the property is mainly laid to lawn with paving slabs to the side and raised steps leading to the front door.

#### **Rear Garden**

The rear of the property benefits from a paved area and artificial grass.



***view this property online*** [williamhbrown.co.uk/Property/NWK105409](http://williamhbrown.co.uk/Property/NWK105409)





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

## Carlton Manor Park, Carlton-On-Trent, Newark

- DETACHED PARK HOME
- TWO BEDROOMS
- GOOD SIZE ACCOMMODATION
- OFF STREET PARKING
- VILLAGE LOCATION WITH ACCESS TO AMENITIES

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.

# £55,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK105409](https://www.williamhbrown.co.uk/Property/NWK105409)



Property Ref:  
NWK105409 - 0003

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.



william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**