



## Misterton Holiday Park, Haxey Road

Misterton, Doncaster, DN10 4BA

**FROM £49,995**

Misterton Holiday Park in Misterton is a brand-new site nestled within beautiful countryside with prices starting from £49,995. The site offers a wide range of homes (all purpose built off site) with various manufacturers and models to choose from. For more information on this great new holiday development please contact Mundys.





**SERVICES**

All mains services available. LPG Gas central heating.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The thriving village of Misterton benefits from a wealth of local amenities including a Supermarket, Doctor's Surgery, Post Office, Butchers, Takeaways, Village Hall and two Public Houses. There is also the well-regarded Misterton Village Primary School and Nursery (Ofsted Graded - Good Jan '23), the 'All Saints' Church, 'Grove House Stables' Riding School for the equestrian enthusiasts, Misterton Football Club and a variety of picturesque walking routes around the village also incorporating the pretty towpath routes alongside the Canal. The village is situated within ease of road links for commuters with access to A161 providing access to the A1 (13 miles South) and the M180 (16 miles North). Larger, well-serviced towns are easily accessible with Epworth being situated 6 miles North, Gainsborough 7 miles South-East and Retford 12 miles South-West which also benefits from a Grade II Listed train station offering regular London trainline links taking just 1hr 20mins.





## DIRECTIONS

Leaving Misterton on Haxey Road, continue over the river Idle and the Misterton Holiday Homes site can be located on the left hand side.

Annual Pitch Fee approx. £3,412.42

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.



## ACCOMMODATION

### LIVING ROOM

10' 9" x 12' 5" (3.30m x 3.81m), with double UPVC door and windows to the front aspect, UPVC windows to the side aspects, fitted cupboards, radiator and leading into the kitchen.

### KITCHEN

9' 11" x 12' 5" (3.03m x 3.81m), with UPVC door to the side aspect, UPVC window to the side aspect, a range of fitted cupboards, fitted with a range of modern base units and drawers with work surfaces over, integral appliances to include dishwasher, double oven, four ring LPG hob with extraction above, integral fridge freezer and wall mounted cupboards with complementary tiling below.

### INNER HALLWAY

With doors to two bedrooms and a shower room.

### SHOWER ROOM

8' 4" x 3' 1" (2.55m x 0.95m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin and a towel radiator.



### BEDROOM 1

10' 0" x 12' 5" (3.06m x 3.81m), with UPVC window to the side aspect, radiator and door to en-suite.

### EN-SUITE

12' 5" x 3' 4" (3.81m x 1.04m), with UPVC window to the side aspect, radiator and suite to comprise of shower, WC and wash hand basin.

### BEDROOM 2

8' 4" x 6' 6" (2.55m x 1.99m), with UPVC window to the side aspect, radiator and fitted cupboard.



### OUTSIDE

There is an allocated parking space and gardens to the front, side and rear of the property with views over countryside.



**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 49.2 sq. metres (529.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**Sheraton , Misterton Holiday Homes**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

