



Sparrow Lane

High Marnham, Newark, NG23 6SH

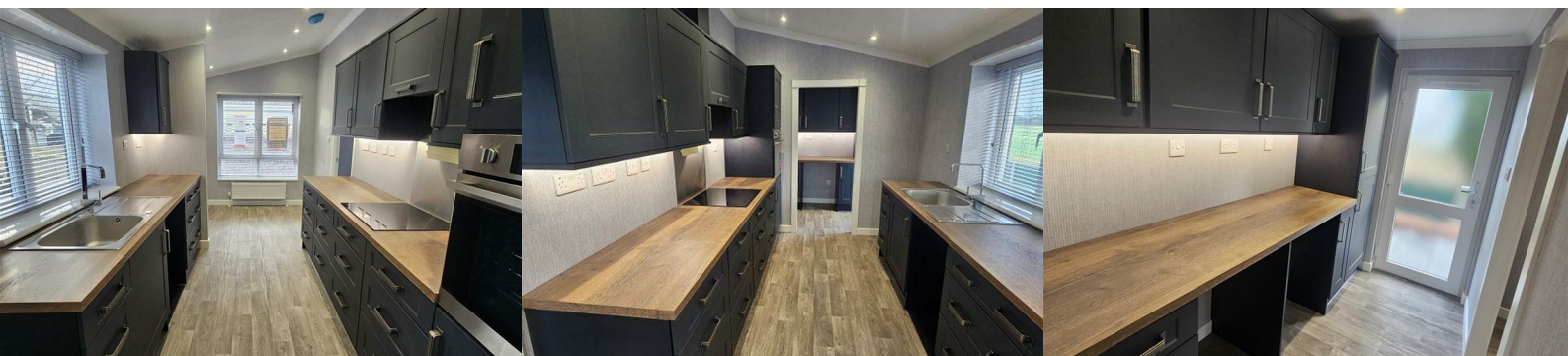
£185,999



BRAND NEW - Nestled in the tranquil setting of Sparrow Lane, High Marnham, Newark, this charming park home offers a delightful retreat for those seeking a peaceful lifestyle. With two well-proportioned DOUBLE bedrooms, this property is perfect for individuals or couples (over 50's) looking for a comfortable living space.

High Marnham is a picturesque village, offering a blend of rural charm. Whether you are looking to downsize or simply wishing to embrace a more serene way of living, this park home on Sparrow Lane presents an excellent opportunity.

Do not miss the chance to make this delightful property your own and enjoy the peaceful surroundings it has to offer.



Description

BRAND NEW - The property briefly comprises of an entrance hallway, kitchen , utility, lounge, two double bedrooms with the master having a built in wardrobe and wc with hand basin. To the outside there is a resign driveway for one vehicle. Surrounded by nature and the beauty of the countryside, making it an ideal choice for those who appreciate a slower pace of life.

Hallway

Entering through the front facing composite door into the carpet hallway with radiator and two storage cupboards.

Lounge 16'4" x 10'7" (5.00m x 3.25m)

The inviting reception room serves as the heart of the home, providing a warm and welcoming atmosphere for relaxation and entertaining on the plush new carpet. The layout is thoughtfully designed to maximise space and light with dual aspect windows, ensuring a pleasant environment throughout.

Kitchen / Diner 17'6" x 7'10" (5.35m x 2.40m)

The kitchen comprises of dark blue modern wall and base units with wood worktops, stainless steel sink, induction electric hob and fan assisted oven. Space for washing machine and fridge freezer. Wood effect laminate flooring and rear facing upvc window over looking the countryside.

Utility 2.75m x 1.55m

With matching units and space for a washing machine and tumble dryer and upvc door leading to the rear of the park home. The gas combi boiler is located in the utility room.

Bedroom One 10'11" x 9'0" (3.35m x 2.75m)

A double bedroom with carpet, rear facing upvc window over looking the fields, radiator, walk in wardrobe and cloakroom consisting of a wc and hand basin.

Bedroom Two 10'2" x 9'2" (3.10m x 2.80m)

A double bedroom with carpet and radiator.

Shower Room 6'2" x 5'10" (1.90m x 1.80m)

The shower room consists of a walk in one and a half shower cubicle with gravity fed shower, vanity sink, wc, chrome ladder rail, aqua board walls and storage shelving unit.

Outside

To the left of the property is a resign driveway for one vehicle.

Additional Information

The park home benefits from window blinds through out and curtains.

The ground rent is £178 pcm Council Tax band A and the central heating is run by LPG.

Disclaimer

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

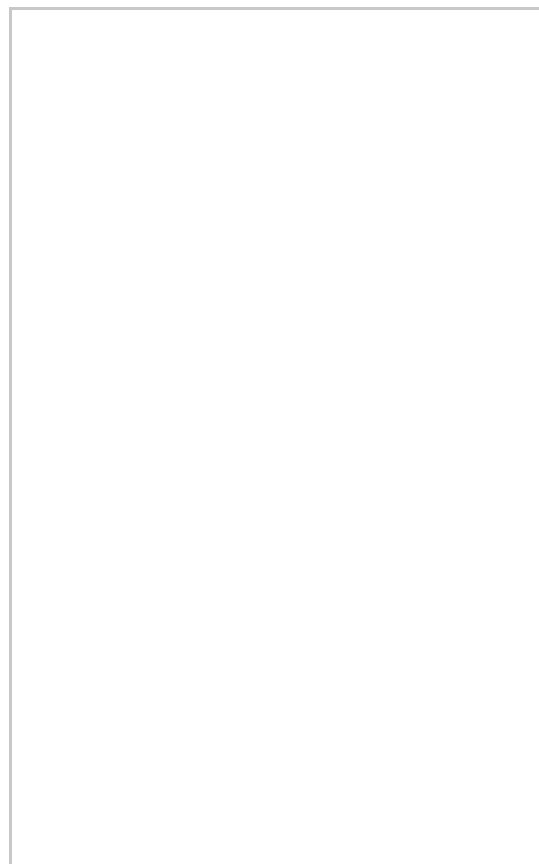
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Area Map



Floor Plans



Energy Efficiency Graph

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