



**Pilgrim Fathers Caravan Park Saracens Lane, Scrooby Doncaster DN10
6AS**


william
h brown

welcome to

Pilgrim Fathers Caravan Park Saracens Lane, Scrooby Doncaster

2 PLOTS REMAINING AT A REDUCED PRICE! - DON'T MISS OUT! Fantastic COUNTRYSIDE RETREAT - Idyllic views, lovely walks around and a popular country pub up the road! Must be viewed to appreciate the TRANQUIL SETTING. These luxury lodges are selling FAST - Call to arrange your viewing!

Overview

Here is an opportunity to purchase a fantastic luxury lodge within an idyllic rural setting located to the sought after village of Scrooby. The village is located just outside of the thriving market town of Bawtry, nestled within the Yorkshire countryside, a walking enthusiasts dream!

These properties have the most stunning views over the surrounding fields, and the benefit of a quiet and peaceful location. With a range of styles to choose from, the lodges are furnished with quality fixtures and fittings throughout, which can only really be appreciated by arranging a viewing. The various configurations available will offer versatile accommodation to suit any buyer! With a 12 month licence, these homes will be perfect to enjoy all year round as a fantastic holiday home getaway! Due to their accessible location, there is so much to discover and enjoy within the area, from exploring a little further afield into Yorkshire, Nottinghamshire and Lincolnshire, to experiencing all that is available on the doorstep in Scrooby, Bawtry and the surrounding areas.

In the local vicinity there are a range of wine bars and restaurants along with individual shops and boutiques. Popular attractions include Yorkshire Wildlife Park, Lakeside Entertainment Village, Hodsock Priory, Clumber Park and many many more!

With excellent links to the A1 motorway network, Robin Hood Airport and various train stations offering a direct links to London's Kings Cross within 1hr 30mins.

These lodges are so accessible, yet tucked away in a secure development off the beaten track in the countryside. They really must be viewed to appreciate the location, the quality and space on offer within these lodges, and everything available to explore within the locality. Don't delay, arrange your appointment today!



Key Information

- * 12 Month Licence
- * Mains Services Connected - Hassle Free!
- * Turn Key Ready
- * Gated Development
- * Pet Friendly
- * Council Tax Exempt
- * 1st 12 Months No Service Charge ** Limited Offer
- **
- * Fantastic Views

Included As Standard

- 100mm Insulation In Roof
- * Upgraded External Walls 50mm Insulation (*On Most Styles)
- * Domestic Gutters & Downpipes
- * Domestic Style Internal Walls
- * Domestic Mattresses
- * Twin Cavity Oven With Electric Ignition
- * Electric Fire
- * Thermostatic Shower Mixer Valve
- * Underlay In Carpeted Areas
- * Low Energy Bulbs & LED Spotlights
- * Lined Curtains
- * Pull Out Bed In Lounge
- * Steel Pantile Roof
- * 10 Year Smoke Detector
- * 2 X Carbon Monoxide Detectors
- * Fire Extinguisher
- * Escape Windows

Agents Note

Please be advised that the photographs used within this marketing material are from various different lodges, just to give an idea of the different styles. There are many more available, with a design to suit you!

Viewing's are arranged strictly via the agent - please contact William H Brown in Bawtry to book an appointment.



view this property online williamhbrown.co.uk/Property/BWY106597



welcome to

Pilgrim Fathers Caravan Park Saracens Lane, Scrooby Doncaster

- Stunning Countryside Location
- Individual Lodges - Turn Key Ready
- Choice of Style & Furnishings
- 12 Month License
- Pet Friendly License

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.

£75,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY106597



Property Ref:
BWY106597 - 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.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



williamhbrown.co.uk