



St. Oswalds Park, Dunham-On-Trent Newark NG22 0UB

welcome to

St. Oswalds Park, Dunham-On-Trent Newark

This is an EXCEPTIONAL and BRAND NEW two bedroom parkhome, FULLY FURNISHED THROUGHOUT. Positioned on a much regarded site in the semi rural village of Dunham-On-Trent with open views to the rear.



Entrance Hall

Cloaks cupboard and a storage cupboard.

L Shaped Lounge

19' 4" max x 16' 4" max (5.89m max x 4.98m max)

Three double glazed window, two central heating radiators, vaulted ceiling and a feature driftwood effect electric fire.

Kitchen

14' 4" x 8' 2" (4.37m x 2.49m)

Fitted with a comprehensive range of gloss grey wall and base units with complementary worksurfaces and a stainless steel sink and drainer. Integrated appliance including a dishwasher, fridge freezer, gas hob with an extractor above and an electric oven.

Bedroom One

11' 7" x 9' 4" (3.53m x 2.84m)

Fitted wardrobes and dressing table, coving to the ceiling, central heating radiator and a double glazed window.

Ensuite

Fitted with a double shower cubicle, wash hand basin with units below and a w.c. Complementary flooring, central heating radiator and a double glazed window.

Bedroom Two

7' 5" x 8' 6" plus recess (2.26m x 2.59m plus recess)

Double fitted wardrobes, central heating radiator and a double glazed window.

Bathroom

Fitted with a three piece suite including a shower above the bath, wash hand basin and a w.c. Complementary flooring, double glazed window and a central heating radiator.

Exterior

Block paved driveway and garden areas to three sides.



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welcome to

St. Oswalds Park, Dunham-On-Trent Newark

- Brand new Willerby Hazelwood Parkhome 40 x 20 feet
- Positioned on a highly regarded over 50's site
- High quality kitchen and sanitary wares
- Driveway for off street parking and landscaped gardens
- Lovely village location between the city of Lincoln and Retford town

Tenure: EPC Rating: Exempt

£139,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
RFD107916 - 0004

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



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk