





Manor House Caravan Park, Church Laneham Retford DN22 0NJ

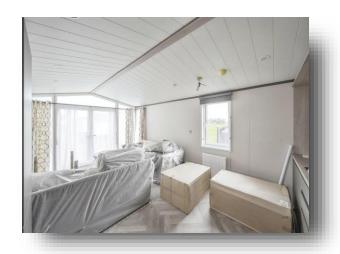


welcome to

Manor House Caravan Park, Church Laneham Retford

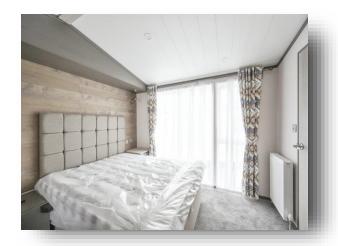
This is a SUPERBLY PRESENTED parkhome enviably positioned on a lovely site of privately owned holiday home site overlooking the River Trent. FULLY FURNISHED with HIGH QUALITY fixtures and fittings.













Living Area Inc Kitchen

16' 10" x 12' 8" (5.13m x 3.86m)

This extensive room incorporates both a living and dining area. There are four double glazed windows plus double glazed french doors. Two central heating radiators, contemporary wall mounted electric fire, part carpet and part laminate flooring. The lounge and dining area opens into the kitchen area.

Kitchen

Fitted with a good range of grey wall and base units with complementary worksurfaces and a sink and drainer. Integrated gas hob with an extractor above and an integrated electric oven. There is also an integrated fridge freezer, washing machine and dishwasher. Double glazed window to the side.

Inner Hall Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window, central heating radiator and fitted wardrobes.

Ensuite

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

Bedroom Two

8' 1" x 7' 3" (2.46m x 2.21m)

Double glazed window, central heating radiator and fitted wardrobes.

Shower Room

Fitted with a wash hand basin, w.c and a shower cubicle and a central heating radiator.





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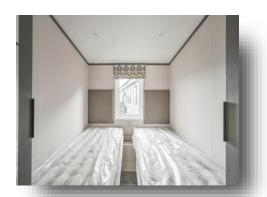
Manor House Caravan Park, Church Laneham Retford

- HIGH QUALITY PARKHOME
- Positioned on a beautiful site alongside the River Trent
- OFFERED FULLY FURNISHED with high quality fixtures and fittings
- 11 Month site

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









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD108722



Property Ref: RFD108722 - 0005 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 quidance 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.



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