



Brookview Bothamsall, Retford DN22 8DF

welcome to

Brookview Bothamsall, Retford

RESIDENTIAL MODERN LODGE FOR SALE with amazing views Are you over 50 and thinking of moving to somewhere relaxing in the countryside yet not far from amenities? This lodge is an economical way to do this! Positioned on a secure site with seven fishing lakes with FREE fishing for residents



The Home

This well maintained residential (40' x 20') park home is perfect for those looking for a detached easy to maintain, bungalow style home. The home features a large veranda with wonderful views of the surrounding countryside, a kitchen with plenty of cupboard space and island leading to the dining area with full height windows and French doors. There is a comfortable living space with log burner. The master bedroom has built in furniture including a four door wardrobe, chest of drawers and bedside cabinets. Bedroom two also has a two door built in wardrobe, corner bedside cabinets and shelving. The master bedroom also has an ensuite and there is a further bathroom. There is also a useful loft space accessed via a drop down ladder.

The Park

The park is set in an area of outstanding beauty in the Nottinghamshire countryside. The park is uniquely set in 150 acres with a secure gated entrance, tranquil surroundings and picturesque landscaped. There are seven fishing lakes on the site as well as plenty of countryside walks. The residential area on the site has its own secure gated parking as well as a farm shop, licensed Cafe and restaurant COMING SOON to the park. The site is exclusive for over 50's and is pet friendly.

The Location

The park is situated in a rural setting in the Nottinghamshire countryside. The national cycle route runs through an area of the park and there are several nature trails from the park too. Located just four miles from the lovely coaching town of Tuxford which has a medical centre. The park is six miles from Retford and fourteen miles from Newark. The A1 motorway is accessed in a mere two miles giving superb access to the North and South of the UK. Both Humberside and East Midlands airports are each access by road in around an hour.



view this property online williamhbrown.co.uk/Property/RFD108938



welcome to

Brookview Bothamsall, Retford

- Superb two bedroom well maintained home
- Over 50's residential PET FRIENDLY site in a rural location
- Seven fishing lakes on site
- Log burner, decking, countryside views
- New LPG Boiler with 5 Year Warranty

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.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD108938



Property Ref:
RFD108938 - 0006

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