



**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.



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## **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

Council Tax Band: A

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.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD108938 - 0009

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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.



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