









# welcome to

# Regal Artisan Manor House Caravan Park, Church Laneham Retford

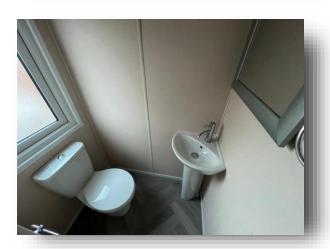
The "Regal Artisan" 42 x 14 parkhome. This fantastic three bedroom, two shower room holiday home was newly constructed in 2023. Positioned on the delightful Manor House Caravan Park in Church Laneham, North Nottinghamshire, a quaint hamlet situated amidst countryside and the River Trent.











#### **Side Entrance**

Double glazed door and a central heating radiator.

### **Open Living/Kitchen/Dining**

20' x 13' 3" ( 6.10m x 4.04m )

The kitchen and dining area is fitted with a range of drift wood effect wall and base units with complementary worksurfaces, built in wine storage and a stainless steel sink and drainer. Integrated gas hob with an extractor above, integrated electric double oven and microwave Double glazed door, window and skylight window, central heating radiator and laminate flooring. The kitchen and dining area opens into the living area with carpeted flooring, a central heating radiator, double glazed windows to each side and double glazed windows and patio doors to the front

#### **Inner Hall**

Doors leading to ...

#### **Bedroom One**

11' 11" x 7' 3" ( 3.63m x 2.21m )

Built in wardrobes, two double glazed windows and a central heating radiator.

#### **Ensuite Cloakroom**

Fitted with a wash hand basin and a w.c. Double glazed window and complementary flooring.

#### **Bedroom Two**

8' 6" plus recess x 7' 1" ( 2.59m plus recess x 2.16m ) Fitted wardrobes, central heating radiator and a double glazed window.

### **Bedroom Three**

8' 6" x 5' 11" ( 2.59m x 1.80m )

Fitted wardrobes, central heating radiator and a double glazed window.

### **Shower Room**

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





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- The "Regal Artisan" 42 x 14 parkhome.
- Three bedrooms with fitted wardrobes/storage
- Ensuite cloakroom to Bedroom one and a separate shower room
- Lovely open plan kitchen/dining and living area
- LPG Central heating and double glazing

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.

£90,000

## view this property online williamhbrown.co.uk/Property/RFD109218



Property Ref: RFD109218 - 0002 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.

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Please note the marker reflects the postcode not the actual property





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