



**Trent View Manor House Caravan Park, Church Laneham
Retford DN22 0NJ**

welcome to

Trent View Manor House Caravan Park, Church Laneham Retford

The "Atlas Debonair" This fantastic two bedroom, two shower room holiday home was newly constructed in 2022. Positioned on the delightful Manor House Caravan Park in Church Laneham, North Nottinghamshire, a quaint hamlet situated amidst countryside and the River Trent.



Open Plan Living Area

18' 10" x 11' 10" (5.74m x 3.61m)

The kitchen and dining area is fitted with a range of white wall and base units with complementary worksurfaces and a astertite sink and drainer. Integrated gas hob with an extractor above and an integrated electric oven. Integrated dishwasher and a microwave. Double glazed window and door, laminate flooring. Open into the living area with a wooden fire surround with an electric fire inset, carpeted flooring, double glazed windows to the side elevations and a double glazed window and french doors leading to the external decking.

Inner Hall

Doors leading to ...

Bedroom One

9' 5" x 9' 2" to the rear of wardrobe (2.87m x 2.79m to the rear of wardrobe)

Double glazed window, central heating radiator and fitted wardrobes.

Ensuite Cloakroom

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

Bedroom Two

8' 7" x 5' 7" (2.62m x 1.70m)

Double glazed window, central heating radiator and fitted wardrobes.

Shower Room

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

Exterior

Raised composite deck to the front and side.

Agent Note

Holiday home- 11 month site



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welcome to

Trent View Manor House Caravan Park, Church Laneham Retford

- Atlas Debonair 38 x 12 parkhome
- Superb open plan kitchen/dining/living area
- Master bedroom with ensuite cloakroom, further bedroom and separate shower room
- Fixtures and fittings as shown
- Raised external decking to three sides

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.

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109250 - 0002

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