



**Willerby Castleton Manor House Caravan Park, Church Laneham Retford DN22 0NJ**



**welcome to**

**Willerby Castleton Manor House Caravan Park, Church Laneham Retford**

The "Willerby Castleton" 40 x 12 Parkhome. This brand new holiday parkhome comes with a full range of fixtures and fittings included! Positioned on the delightful Manor House Caravan Park in Church Laneham, North Nottinghamshire, a quaint hamlet situated amidst countryside and the River Trent.



### **Entrance Hall**

Double glazed door and a central heating radiator.

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

18' 9" x 11' 9" ( 5.71m x 3.58m )

The kitchen and dining area is fitted with a range of contemporary wall and base units with complementary worksurfaces and a stainless steel sink and drainer. Freestanding Hotpoint oven with a gas hob and an extractor above plus an integrated Hotpoint Microwave, Indesit dishwasher and an integrated fridge freezer. Fitted dining bench, two double glazed windows and lamiate flooring. Open into the living area which is carpeted, fitted sofa bed, central heating radiator, double glazed windows to the side elevations plus double glazed windows and french doors to the front.

### **Inner Hall**

Doors leading to ....

### **Bedroom One**

7' 11" plus door recess x 8' 6" ( 2.41m plus door recess x 2.59m )

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

### **Ensuite Shower Room**

Fitted with a shower cubicle, wash hand basin and a w.c. Heated towel rail, wash hand basin and a w.c. Heated towel rail and a double glazed window.

### **Bedroom Two**

7' 11" max x 7' 6" ( 2.41m max x 2.29m )

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

### **Bathroom**

Fitted with a three piece suite including a bath with a shower above, wash hand basin and a w.c. Heated towel rail, extractor fan and a double glazed window.



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## Willerby Castleton Manor House Caravan Park, Church Laneham Retford

- The "Willerby Castleton" 40 x 12 Parkhome
- Two bedroom holiday home with a fantastic open plan living area
- Comprehensive range of integrated appliance
- Many furnishings included!
- 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.

**£50,000**



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Property Ref:  
RFD109273 - 0002

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Please note the marker reflects the  
postcode not the actual property



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