



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

**welcome to**

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

The "Willerby Waverley" This two bedroom parkhome is offered with a full range of fixtures and fittings!. 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**

### **Open Plan Living Area**

21' 8" x 11' 9" ( 6.60m x 3.58m )

The kitchen and dining area is fitted with a range of white wall and base units with complementary worksurfaces, a sink and drainer and a breakfast bar. Freestanding oven with an extractor above plus an integrated Hotpoint microwave, freestanding dishwasher and fridge freezer. Two double glazed windows and a double glazed door, laminate flooring, central heating radiator and built in seating. Open into the living area which is carpeted and has a fitted wall storage and seating, central heating radiator, double glazed windows to the sides and double glazed french doors to the front.

### **Inner Hall**

Laminate flooring and doors leading to...

### **Bedroom One**

8' 10" x 10' 5" to wardrobe front ( 2.69m x 3.17m to wardrobe front )

Fitted wardrobes, bedside tables and overbed storage, Central heating radiator and a double glazed window.

### **Ensuite Cloakroom**

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

### **Bedroom Two**

8' x 5' 9" to wardrobe front ( 2.44m x 1.75m to wardrobe front )

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

### **Bathroom**

Walk in shower cubicle, wash hand basin and a w.c. Heated towel rail, extractor fan, double glazed window.



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

- The "Willerby Waverley" two bedroom parkhome
- Many fixtures and fittings included!
- Lovely position on a desirable site
- LPG Central heating and double glazing
- 11 Month site

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:  
RFD109272 - 0004

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Please note the marker reflects the  
postcode not the actual property



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