



15 River View Caravan Park, Witham Bank, Lincoln, LN4 4PZ

Bruce Mather Limited are delighted to offer for sale this 3 BEDROOM holiday home which is in a BEAUTIFUL LOCATION on the banks of the River Witham. Whether you are looking for a holiday home or something to generate an EXTRA INCOME this is a superb opportunity.

- Located on the banks of the River Witham
- 3 Bedrooms
- End Plot

£21,500

15 River View Caravan Park, Witham Bank,

LOCATION

Set in a beautiful location on the banks of the River Witham at Tattershall near Lincoln, Riverview Holiday Park offers static caravans and luxury lodges for sale.

Skegness is approximately 40 minutes drive away for a fantastic, fun filled family day with it's Blue Flag Award beach. The historic town of Lincoln with great shopping and fabulous cathedral are also within a similar drive away.

ACCOMMODATION

Having part glazed door leading to:-

ENTRANCE HALL

Having Laminate flooring leading to kitchen; doors to bedrooms and bathroom.

KITCHEN

7'1" x 6'8" (2.16m x 2.03m)

Having laminate flooring; sink and drainer; mixer tap; built in wall and base units; shelving; double oven and hob; space for fridge / freezer; microwave and oven; window to side elevation.

LOUNGE/DINING AREA

11'4" x 9'9" (3.45m x 2.97m)

Having built in shelf unit with fire; integral bench seating with pull out double bed; dining area with table and stools; window to front elevation and two windows to side elevation.

BEDROOM 1 - MASTER

9'9" x 7'5" (2.97m x 2.26m)

Having double bed; built in wardrobe; mirror with shelf; two side tables and window to side elevation.

BEDROOM 2

7'2" x 4'11" (2.18m x 1.50m)

Having two single beds; built in cupboard with hanging rail; integral headboard; mirror and window to side elevation.

BEDROOM 3

7'2" x 4'11" (2.18m x 1.50m)

Having two single beds; built in cupboard with hanging rail; integral headboard; mirror and window to side elevation.

BATHROOM

Having shower cubicle; WC; wash hand basin; mirror with built in cupboard and window to side elevation.

EXTERIOR

Having parking for two cars; patio area with grass; shed; seating area; end plot.

ON SITE FACILITIES

On site facilities include Restaurant; Bar; Childrens Play Area; Indoor Heated Pool and Gym *coming soon*

FURTHER INFORMATION

Riverview Caravan site has an 11 month occupancy with the site shutting for January. Pets are allowed on site at no charge. Ground rent is £2,600.00 per year which covers maintenance of communal areas, bin storage and water. The caravans can be bought for investment purposes but can only be let for a maximum of 4 continuous weeks at a time.

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited.

DIRECTIONS

For sat nav purposes the postcode for this property is LN4 4PZ



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Bruce Mather Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.