

# BRUCE MATHER LTD



## 13 River View Caravan Park, Witham Bank, Lincoln, LN4 4PZ

Bruce Mather Limited are delighted to offer for sale this 2 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
- 2 Bedrooms
- Lounge/Diner

**£17,500**

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# 13 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 and comprising built in utility cupboard.

### KITCHEN

9'4" x 6'5" (2.84m x 1.96m)  
Having laminate flooring; built in wall and base units; space for fridge / freezer; microwave and oven; window to side elevation.

### LOUNGE/DINING AREA

11'10" x 11'6" (3.61m x 3.51m)  
Having carpet; radiator; built in fire; integral bench seating with pull out double bed. Separate table and integral seating for the dining area; built in unit with shelves; window to front elevation and two windows to side elevation.

### BEDROOM 1 - MASTER

8'5" x 8'3" (2.57m x 2.51m)  
Having carpet; radiator; double bed; built in wardrobe; built in unit above bed; integral headboard and side

tables; mirror with shelf and window to side elevation.

### BEDROOM 2

8'3" x 5'4" (2.51m x 1.63m)  
Having carpet; radiator; two single beds; built in wardrobe; integral headboard; mirror with shelf and window to side elevation.

### BATHROOM

Having laminate flooring; shower cubicle; WC; wash hand basin; radiator and window to side elevation.

### EXTERIOR

Having parking for one car; patio area with Astro turf.

### ON SITE FACILITIES

On site facilities include Restaurant; Bar; Childrens playground 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 of 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.

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