BURGIN ATKINSON
& C O M P A N Y



9 The Hawthornes

Dunham-On-Trent, Newark, NG22 0UA

Offers In The Region Of £80,000

2 1 2

A convenient 2-bedroom park home 36x20 of well-arranged living space, featuring a cosy lounge with fireplace, kitchen, dining/sitting room and a delightful sunroom. Further benefits include a private terrace and garage, making this an ideal home for comfortable living and relaxation.







Description

Discover the charm of this inviting Omar Colorado Park Home offering 846 square feet of thoughtfully arranged living space, perfectly designed for comfort and everyday ease. Featuring 2 bedrooms and 1 bathroom with a shower, the ground floor includes four well-proportioned rooms that create a welcoming and functional layout, including a cozy living room with fireplace, a bright room that serves as both dining and sitting area, and a practical kitchen complete with a stove. Enjoy the added appeal of a sunroom and a private terrace, ideal for relaxing mornings or peaceful evenings. With the convenience of a garage included as an added bonus, this property combines warmth, versatility, and practicality in one attractive package. Whether you're looking for a comfortable home for everyday living or a space with room to unwind and entertain, this charming residence offers a delightful balance of character and convenience.

Location

Situated on a popular over-55s park home site in the charming semi-rural village of Dunham-on-Trent, this well-maintained one-bedroom park home offers an appealing opportunity to enjoy a peaceful village lifestyle while remaining within easy reach of a range of amenities and excellent transport links.

Dunham-on-Trent is a delightful village ideally positioned between the historic market towns of Newark and Retford and the vibrant city of Lincoln. The village itself offers a welcoming community atmosphere, with a traditional pub and restaurant, village hall and recreation ground.

Further amenities can be found in the well-served village of Tuxford, approximately seven miles away, which provides a range of everyday conveniences, including a doctors' surgery, shops, post office and pharmacy. The Georgian market towns of Newark and Retford are also accessible by road in approximately 30 minutes, offering an extensive choice of shopping, leisure and other amenities.

The property is well placed for access to the wider road network, with the A1 motorway within easy reach. Both East Midlands and Humberside airports are approximately an hour's drive away.

For those travelling further afield, Retford and Newark railway stations provide direct rail connections to London King's Cross, Leeds, York, Peterborough and numerous other destinations, making this an excellent location for convenient travel across the country.

Combining a peaceful semi-rural setting with convenient access to nearby towns, amenities and transport links, this well-maintained park home offers an attractive lifestyle opportunity for the over-50s.

Living Room 17'8" x 11'1" (5.41 x 3.38)

Kitchen 13'9" x 6'1" (4.20 x 1.86)

Dining Room 6'11" x 9'10" (2.11 x 3.00)

Sun Room 4'10" x 9'8" (1.49 x 2.96)

Bedroom One 12'6" x 9'4" (3.82 x 2.87)

Bedroom Two 8'7" x 9'5" (2.63 x 2.89)

Bathroom 5'7" x 6'6" (1.71 x 2.00)

Garage 17'11" x 8'1" (5.47 x 2.48)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in band A.
Services: Mains water, electricity and drainage are connected along with a LPG Gas Heating System. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Parking: A private driveway is provided at the property with parking for 1 car.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

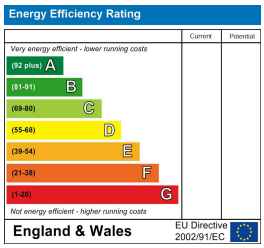
Area Map

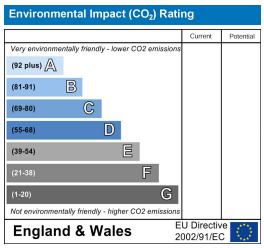


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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