



**Hallcroft Fishery & Caravan Park Hallcroft Road,  
RETFORD DN22 7RA**

**welcome to**

**Hallcroft Fishery & Caravan Park Hallcroft Road, RETFORD**

Situated to the fringes of the Georgian market town of Retford is this deceptively spacious two bedroom home, finished to a high quality with integrated appliances. Positioned on a superb site of six fishing lakes in tranquil surroundings on the edge of Idle Valley nature reserve.



### **Kitchen dining/Lounge**

18' 8" x 11' 10" ( 5.69m x 3.61m )

The kitchen are is fitted with a range of cream shaker wall and bas units with complementary worksurfaces and a stainless steel sink and drainer. There is space for a cooker plus an integrated fridge freezer, complementary flooring and a double glazed window and door. The lounge and dining are is carpeted and fitted with integrated seating and dining, a feature fire surround with an electric stove inset. Central heating radiator, four double glazed windows plus double glazed french doors leading to the external decking with views over the fishing lake.

### **Inner Hall**

Leading to the bedrooms and shower room

### **Bedroom One**

12' to rear of wardrobe x 9' 2" inc dressing table ( 3.66m to rear of wardrobe x 2.79m inc dressing table )  
Fitted wardrobes, dressing table and bed. Central heating radiator and a double glazed window.

### **Ensuite W.C.**

Fitted with a wash hand basin and w.c. Double glazed window, central heating radiator and a cupboard storing the boiler.

### **Bedroom Two**

8' 2" x 5' 6" ( 2.49m x 1.68m )  
Fitted wardrobe, overhead storage and twin beds. Central heating radiator and a double glazed window.

### **Shower Room**

Fitted with a shower cubicle, wash hand basin and w.c. Double glazed window, central heating radiator.

### **Exterior**

A raised deck provides amazing views over the fishing lake. To the rear is a block paved driveway proving off street parking.

### **Agent Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## **Hallcroft Fishery & Caravan Park Hallcroft Road, RETFORD**

- **\*\*Offered with NO UPWARD CHAIN\*\***
- Two bedroom parkhome
- Driveway for two cars
- Decking overlooking a fishing lake
- Located on the outskirts of the town centre and on the edge of Idle Valley nature reserve

Tenure: EPC Rating: Exempt  
Council Tax Band: A

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.

01777 704248



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD110041 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**