



St. Oswalds Park

Dunham-On-Trent, Newark, NG22 0UB

Offers over £120,000



Nestled in the serene surroundings of St. Oswalds Park in Dunham-On-Trent, Newark, this charming park home offers a delightful retreat for those seeking a peaceful lifestyle. With two well-appointed double bedrooms, this property is perfect for couples over 50s looking for a comfortable living space.

Living in St. Oswalds Park means embracing a tranquil lifestyle surrounded by nature, while still being within easy reach of local amenities and transport links. This park home is not just a property; it is an opportunity to enjoy a harmonious blend of comfort and community in a picturesque setting.



Description

This is a well maintained two double bedroom park home positioned on a lovely over 50's park home site St Oswalds Park in the delightful semi-rural village of Dunham-On-Trent. The village is ideally situated between the historic towns of Newark and Retford and the vibrant city of Lincoln.

Entrance Hall 6'8" x 3'10" (2.04m x 1.17m)

The property is entered through the front facing upvc door into the entrance hall with carpet, radiator and storage cupboard. The property can also be entered through the side kitchen door.

Side Storage / Work Space 5'5" x 3'1" (1.67mx 0.94m)

There is a small side room / work space room off the hallway which has been used as a computer room with carpet and side facing window.

Kitchen 13'7" x 9'6" (8'2" into recess) (4.15m x 2.91m (2.51m into recess))

The kitchen is a front facing 'L' shaped room with cream country style wall and base units, butcher block effect worktops and matching breakfast bar, sink with drainer, fridge / freezer, washer / dryer, fan assisted oven, extractor above and a four ring gas hob. Vinyl flooring, part tiled walls and a cupboard housing the gas combi boiler.

Lounge / Diner 17'3" x 19'6" (11'2" into recess) (5.27m x 5.96m (3.41m into recess))

The lounge / diner is a great family bright space with dual aspect windows over looking the fishing lake to the side with a centre feature of an electric fire with wooden surround and marble hearth, carpet, radiators and coving to the ceiling.

Master Bedroom 11'8" x 9'7" (3.56m x 2.93m)

A side facing double bedroom with built in matching wardrobes, dressing table and bed side units, carpet and radiator.

En Suite 8'3" x 4'7" (2.53m x 1.41m)

The master bedroom benefits from an ensuite shower room with a shower cubicle with sliding glass door, hand basin and wc and built in storage cupboard and panel wall heater.

Bedroom Two 10'5" x 9'7" (3.18m x 2.93m)

A rear facing double bedroom with built in wardrobes, carpet and radiator.

Bathroom 6'6" x 5'6" (2.00m x 1.69m)

The park home benefits from not only having a shower room but a bathroom comprising of a white three piece suit of a bath with mixer shower hose, hand basin and wc, side facing obscure window and wall cabinet.

Outside

The garden is low maintenance with an area of astro turf and gravel side borders with a perimeter wooden fence and parking for two vehicles with views over looking the fishing lake and fields. Sectional concrete garage / storage.

Additional Information

Site fees of £186.38 per month. New boiler fitted May 2025 with 5 year guarantee.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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.