



Brookview, Lound Hall Estate

Bothamsall, Retford, DN22 8DF

£170,000



RESIDENTIAL MODERN LODGE FOR SALE with amazing views !

Are you over 50 and thinking of moving to somewhere relaxing in the countryside yet not far from amenities? This lodge is an economical way to do this! Positioned on a secure site with seven fishing lakes with FREE fishing for residents.



Description

52 Weeks a year living -RESIDENTIAL MODERN LODGE FOR SALE with amazing views and plenty of wildlife.

Are you over 50 and thinking of moving to somewhere relaxing in the countryside yet not far from amenities. This residential lodge is an economical way to do this! Positioned on a secure site with seven fishing lakes with FREE fishing for residents. Located just 20 minutes from Retford, 15 minutes to Ollerton and 30 minutes from Mansfield Woodhouse via Edwinstowe (at non peak times)

If you have a property to sell you can downsize or just move to this idyllic where you can feel like your on holiday 365 days. This is a pet friendly site with a reasonable monthly ground rent of £150 pcm and little to no gardening to do.

The lodge has a new boiler installed in February 2024 with a five year guarantee, new flooring to the dining room and kitchen plus decoration inside and out in March 2024.

Park Home

This well maintained residential (40' x 20') park home is perfect for those looking for a detached easy to maintain, bungalow style home. The home features a large veranda with wonderful views of the surrounding countryside, a kitchen with plenty of cupboard space and island leading to the dining area with full height windows and French doors. There is a comfortable living space with a log burner. The master bedroom has built in furniture including a four door wardrobe, chest of drawers and bedside cabinets. Bedroom two also has a two door built in wardrobe, corner bedside cabinets and shelving. The master bedroom also has an ensuite and there is a further bathroom. There is also a useful loft space accessed via a drop down ladder.

The Park

The park is set in an area of outstanding beauty in the Nottinghamshire countryside. The park is uniquely set in 150 acres with a secure gated entrance, tranquil surroundings and picturesque landscaped. There are seven fishing lakes on the site as well as plenty of countryside walks. The residential area on the site has its own secure gated parking as well as a farm shop, licensed Cafe and restaurant COMING SOON to the park. The site is exclusive for over 50's and is pet friendly.

Location

The park is situated in a rural setting in the Nottinghamshire countryside. The national cycle route runs through an area of the park and there are several nature trails from the park too. Located just four miles from the lovely coaching town of Tuxford which has a medical centre. The park is six miles from Retford and fourteen miles from Newark. The A1 motorway is accessed in a mere two miles giving superb access to the North and South of the UK. Both Humberside and East Midlands airports are each access by road in around an hour.

Entrance

The park home can be entered through the upvc into the formal hallway or through the French doors leading into the dining area.

Kitchen / Dining Room 27'0" x 9'10" (8.23m x 3.00m)

The kitchen dining area is a lovely bright airy space with dual aspects windows and velux windows allowing the natural light flood within. The open plan room allows for great socialising whilst cooking up a delight in the kitchen. A modern kitchen with wall and base units, built in microwave, gas hob and an electric fan assisted oven, stainless steel sink and extractor.

Living Room 14'5" x 9'10" (4.40m x 3.00m)

The living room is open plan looking out into the dining area with carpet, side facing windows and the benefit of secondary heating of a log burner.

Bedroom One 12'1" x 9'4" (3.69m x 2.86m)

A double bedroom situated at the rear of the park home with a side facing window, carpet and access to the en suite shower room.

En Suite 7'10" x 6'6" (2.40m x 2.00m)

The ensuite comprises of a corner shower cubicle, sink encased in a vanity unit, wc and a ladder towel rail.

Bedroom Two 9'4" x 10'11" (2.87m x 3.35m)

A double bedroom with over head storage cupboards and a built in wardrobe.

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

The park home benefits from a bathroom with a bath, wc and hand basin and aqua board walls.

Outside

The outside of this property has stunning views from the veranda over looking the fishing lakes in the distance with ample of space for a seating area and an undercover bar / BBQ area on the terrace. There is an attached storage shed and allocated driveway.

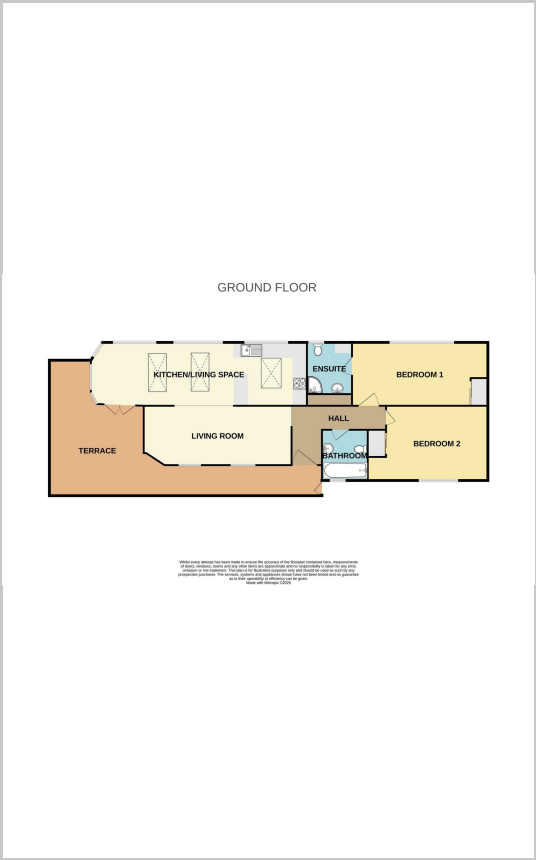
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Area Map



Floor Plans



Energy Efficiency Graph

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