

FOR  
SALE



Welcome To  
**Sherwood Hideaway**

Part of the  Countrywide Group

Blythe Road, Perlethorpe, Newark, Nottinghamshire NG22 9EB

Chadwells  
Estate & Letting Agents

£144,995 - Leasehold

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 lisa@chadwells.co.uk

## PROPERTY SUMMARY

Relax and Unwind in your very own luxury Lodge.....Offered For Sale With No Upward Chain...Sherwood Hideaway Lodges will provide you with holidays for many years to come. Sherwood Hideaway is a well established private park in a stunning location. It really is a hidden oasis as you drive down the avenue of trees from the main road, providing secure and secluded accommodation is a peaceful and naturally abundant location. As soon as you enter your lodge, you will feel immediately at peace in the comfort of your own holiday 'home from home'. Time to relax and unwind, enjoy the peace and quiet of the natural tranquil surroundings. Your lodge comes fully furnished with luxury fitted kitchens and bathrooms, low maintenance exterior finishes and high level of heat and sound insulation.

## POINTS OF INTEREST

- Fully Furnished
- Luxury Fitted Kitchen with Integrated Appliances
- Attractive Wood Clad Elevations
- Low Maintenance Exterior
- Non Residential Dwelling Limited to 11 months per year
- Allocated Parking & Additional Visitor Car Park
- LGP Gas Fired Boiler Servicing The Radiators and Hot Water
- Stunning Location



## **Open Plan Living**

5.96m x 5.18m (19' 7" x 17' 0") Kitchen area is fitted with a range of hi-spec base units, solid oak worktops with one and stainless steel sink, drainer and mixer tap. range of integrated electric appliances including, fridge freezer, oven and hob, together with plenty of space for the family dining table and chairs. Living room area comes complete with sofa, arm chairs, cabinet and electric fire with the additional benefit of French doors which lead out to your decking area. To complete the look there are curtains, light fittings, blinds and oak flooring throughout this area.

## **Master Bedroom**

2.84m x 3.53m (9' 4" x 11' 7") With laminate flooring, radiator, high spec wardrobe, matching bedside cabinets, ceiling lights, windows and french doors to rear aspect, door leading to the en-suite bathroom.

## **Bathroom/En-suite**

1.75m x 3.5m (5' 9" x 11' 6") Full size oval bath, separate walk-in shower unit, wash basin with vanity surround and low flush w/c. Tiled flooring, ceiling spot lights, obscure window and stainless steel ladder radiator.

## **Externally**

Private decking to the rear of the property overlooking the forest. Allocated parking with additional visitor parking available.

## **Additional Information**

### **Services**

Non Residential Dwelling Limited to 11 months per year.

LPG gas fired boiler serving the radiators and hot water.

LPG metered Gas.

Metered mains electricity.

Metered mains and private water.

## MATERIAL INFORMATION

**Parking Types:** Allocated.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



