



52, Kingsmead Park

| Swinhope, Market Rasen | LN8 6HS

Offers In The Region Of
£100,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Kingsmead Park |

Swinhope, Market Rasen | LN8 6HS

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A Pristine Detached Park Home on Corner Plot Suitable for the Over 50's and being a Pet Friendly Site. Located in the Lincolnshire Wolds, Area of Outstanding Natural Beauty there are an abundance of Countryside Walks within easy reach. The village of Binbrook is close by which has a Pub, Chinese Takeaway, Church, Primary School, Garage, Doctors Surgery and a Thriving Village Community with many events to enjoy throughout the calendar. Anyone needing to travel further afield can hop onto a bus, with a stop right outside the park. The nearest towns are Market Rasen or Louth, both less than ten miles distance.

This Cherished Home is Beautifully Presented and Maintained and will make a Wonderful Home for anyone who enjoys Countryside Living. It is warmed by Gas Radiator Central Heating and is retained with the help of uPVC Double Glazing. It Comprises in brief: Entrance Porch, Fitted Kitchen, Spacious Living Room with Verandah off, Two Bedroom (Bedroom Two is currently used as a Separate Dining Room), and a Modern Re-Fitted Shower Room. Being on a Corner Plot there are Gardens Surrounding being made up of Low Maintenance Gravelled Areas, Decks and Patio, there is also a Block Paved Parking Space which may accommodate two small cars and a Workshop to the rear.

- Pristine Detached Park Home
- Suitable for Over 50's
- Pet Friendly Site
- Area of Outstanding Natural Beauty
- Close to Bustling Village
- Living Room with Verandah
- Modern Fitted Kitchen
- Two Bedrooms
- Re-Fitted Shower Room
- Gardens, Driveway & Workshop

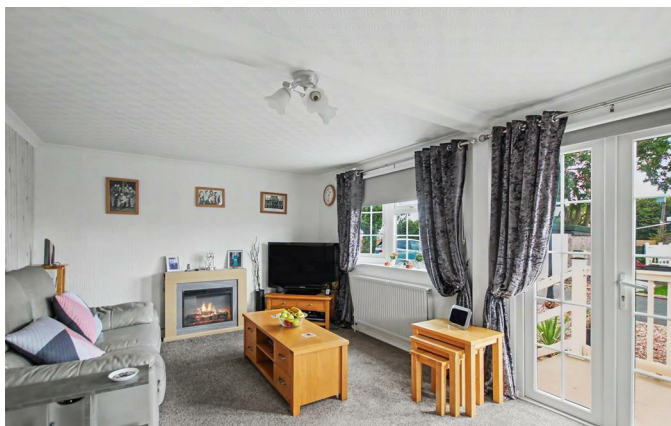
Entrance Porch

Approached through half uPVC panelled and half multi pane double glazed entrance door. Windows to front. uPVC double glazed inner door to:-

Kitchen

9'2 x 9'1 (2.79m x 2.77m)

Range of pale grey colour wall and base units with brushed steel handles. Pale grey wood effect work-surfaces with inset one and a half bowl, single drainer sink top. Built-in dishwasher. Built-in electric oven, gas hob and extractor hood. Tiled splashbacks. Window to front. Doorway to Inner Hall and White panel effect door to Bedroom Two (Or Dining Room).





Living Room

18'10 x 10'10 (5.74m x 3.30m)

Bow window to rear and side. Two double radiators. Coving. uPVC double glazed, double doors to Verandah.

Verandah

8'9 x 4'8 (2.67m x 1.42m)

Bedroom One

9'2 x 10'10 (2.79m x 3.30m)

Window to rear. Double radiator. Airing cupboard housing gas boiler. Coving. Door to:-

Walk-In Wardrobe

7'0 x 4'10 (2.13m x 1.47m)

Hanging rail and shelf.

Bedroom Two (Or Dining Room)

8'0 x 7'3 (2.44m x 2.21m)

Bow window to the front. Radiator. Coving.

Re-Fitted Modern Shower Room

White suite of large step-in shower with Rain shower and second attachment. Trough style sink in vanity unit finished in gloss white and having a double storage cupboard. Low level W.C. Mermaid style boarding to water sensitive areas. Window to rear. White heated towel rail.

Gardens Surrounding

Made up of Decked Areas, Patio and Block Paved Driveway which provides parking for one to two cars. Access to:-

Workshop

15'1 x 7'1 (4.60m x 2.16m)

Currently divided with partition. Light and electric.

Additional Information

Tenure: The Park Home is Freehold but the land is Virtual Lease in Perpetuity.

Services: All Mains Services are Connected with Electric and Water payable to Lincolnshire Parks

EPC Rating: T.B.C.

Council Tax Band: A - West Lindsey

Broadband Provider: Utility Warehouse

Site Fees: £198.23 per month

Fixtures & Fittings: Are available through separate negotiation

Agents Note: This Park Home is Freehold, however the land is Leasehold in Perpetuity and is subject to monthly ground rent payments, which will be confirmed shortly. Please note, there is a resale commission of up to 10% to the site owner under the Mobile Homes Act.

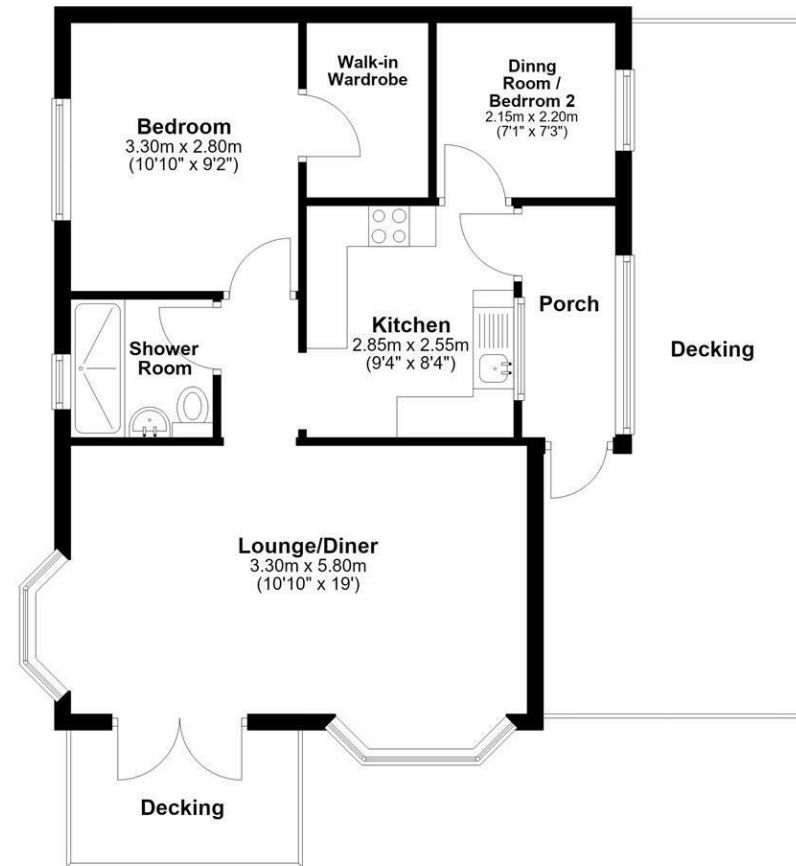


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 54.1 sq. metres (582.2 sq. feet)
(excluding Decking, Decking)



Total area: approx. 54.1 sq. metres (582.2 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.