



24 Braemar Residential Park

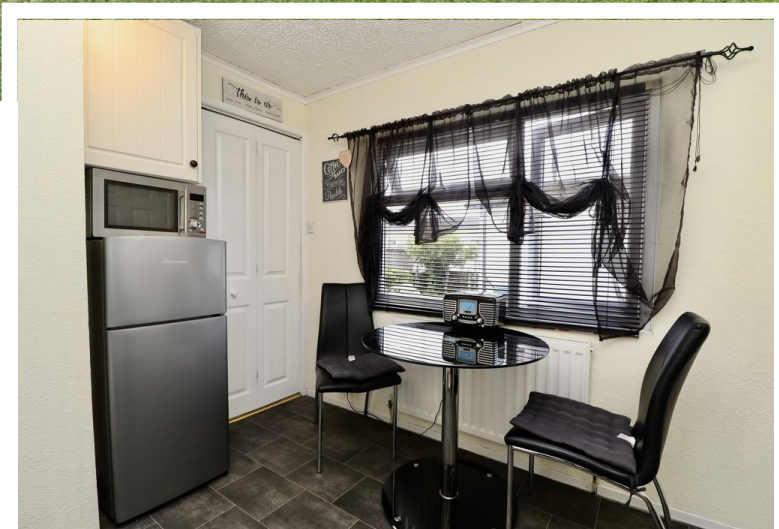
Kirkby Green, Lincoln, LN4 3PD

£57,575

A well-presented two bedroomed park home situated in this quiet over 50s retirement park home development within the village Kirby Green. Internally the property has been tastefully updated by the current owners and benefits from a modern Kitchen and modern Wet Room. The internal accommodation briefly comprises of Hallway, Kitchen, Lounge, two Bedrooms and Wet Room. The park home sits on a generous sized plot with low maintenance gardens to the both sides of the property and a driveway providing off road parking. To the rear there is a further lawned garden with a range of shrubs and trees. Viewing of the property is highly recommended.



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SERVICES

Mains electricity, water and drainage. LPG Central Heating.

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act 2013, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

Annual Ground Rent - Approx. £151pcm.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceed out of Lincoln on the B1188 and passing through the villages of Branston, Metherringham and Blankney. Upon entering the village of Scopwick turn left onto Main Street and continue along for some time until you enter the village of Kirkby Green. Braemar Residential Park can be located on the left hand side.



LOCATION

Kirkby Green is a small and quiet village located approx. 12 miles from the historic Cathedral and University City of Lincoln, 9 miles from the town of Sleaford and 5 miles to Ruskington. Kirkby Green is a short drive away from Metheringham which offers a wide range of shops, schooling and facilities, as well as a train service into Lincoln, Sleaford and Peterborough.

ACCOMMODATION

HALLWAY

With UPVC double glazed door to the side elevation.

KITCHEN

9' 9" x 9' 5" (2.97m x 2.87m) , with UPVC double glazed windows to the both side elevations, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit and drainer, space for freestanding cooker, space for fridge freezer, plumbing and space for washing machine, radiator and a cupboard housing the gas fired central heating boiler.

LOUNGE

10' 11" x 9' 5" (3.33m x 2.87m) , with UPVC double glazed window to the front elevation, UPVC double glazed windows to the both side elevations, UPVC double glazed door to the side elevation, fire surround and hearth with electric fire inset and radiator.

BEDROOM 1

9' 7" x 7' 9" (2.92m x 2.36m) , with UPVC double glazed window to the side elevation, fitted wardrobe and radiator.

BEDROOM 2

8' 5" x 6' 0" (2.57m x 1.83m) , with UPVC double glazed window to the side elevation and radiator.

WET ROOM

6' 5" x 4' 5" (1.96m x 1.35m) , with UPVC double glazed window to the side elevation, panel board walls, wet room floor and drain, low level WC, wash hand basin, mains shower, radiator and extractor fan.

OUTSIDE

To the front of the property there is a blocked paved area which leads to a decorative gravelled area to the side. A driveway provides off road parking for one vehicle and this leads to further paved gardens to the side of the park home. There is a patio seating area that leads to a lawned garden which has a range of plants and shrubs. The LPG tank and store room is located to the rear.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

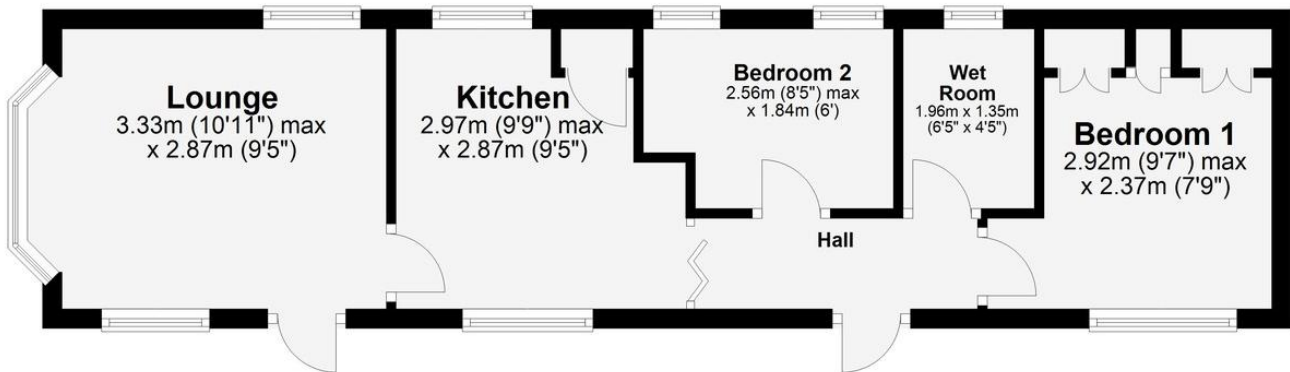
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Park Home

Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 36.0 sq. metres (387.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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