



Church Street
Coton-in-the-Elms
DE12 8EZ

£179,950

A BRAND NEW, ready to move into 2 DOUBLE BEDROOM park home with a SPACIOUS 742 Sq Ft of living space, occupying an EXCELLENT CORNER PLOT, including LPG heating, UPVC windows, FITTED KITCHEN with built in appliances, L shaped lounge & dining area, shower room, astro-turf lawn & PETS ALLOWED



Property Features

- Brand New
- Park Home
- Corner Plot
- 742 Sq Ft
- Pets Allowed
- 2 Double Beds
- Fitted Kitchen
- Lounge/Diner
- Shower Room
- Private Garden

Full Description

Quietly tucked away off Church Street in the middle of this sought after & popular village, Greenacre park occupies a great position bordering onto open countryside, where you can really embrace the sights and sounds of village life. No 53 is a brand new 2 bedroom park home that occupies an excellent corner plot right in the centre of the park, close to the top, with astro-turf gardens to the front and rear, giving you plenty of space for pot plants and family entertaining. Internally the property affords a high specification throughout with 742 Sq Ft of internal living space, benefitting from LPG central heating and UPVC double glazing.

Internally you are welcomed into the entrance hall, the I shaped lounge and dining area is the perfect size for entertaining, with the kitchen ideally placed just off the dining area, enjoying a comprehensive range of units with built in appliances. There are two double bedrooms with the main bedroom having a large walk in wardrobe and completing

the interior is the stylish shower room.

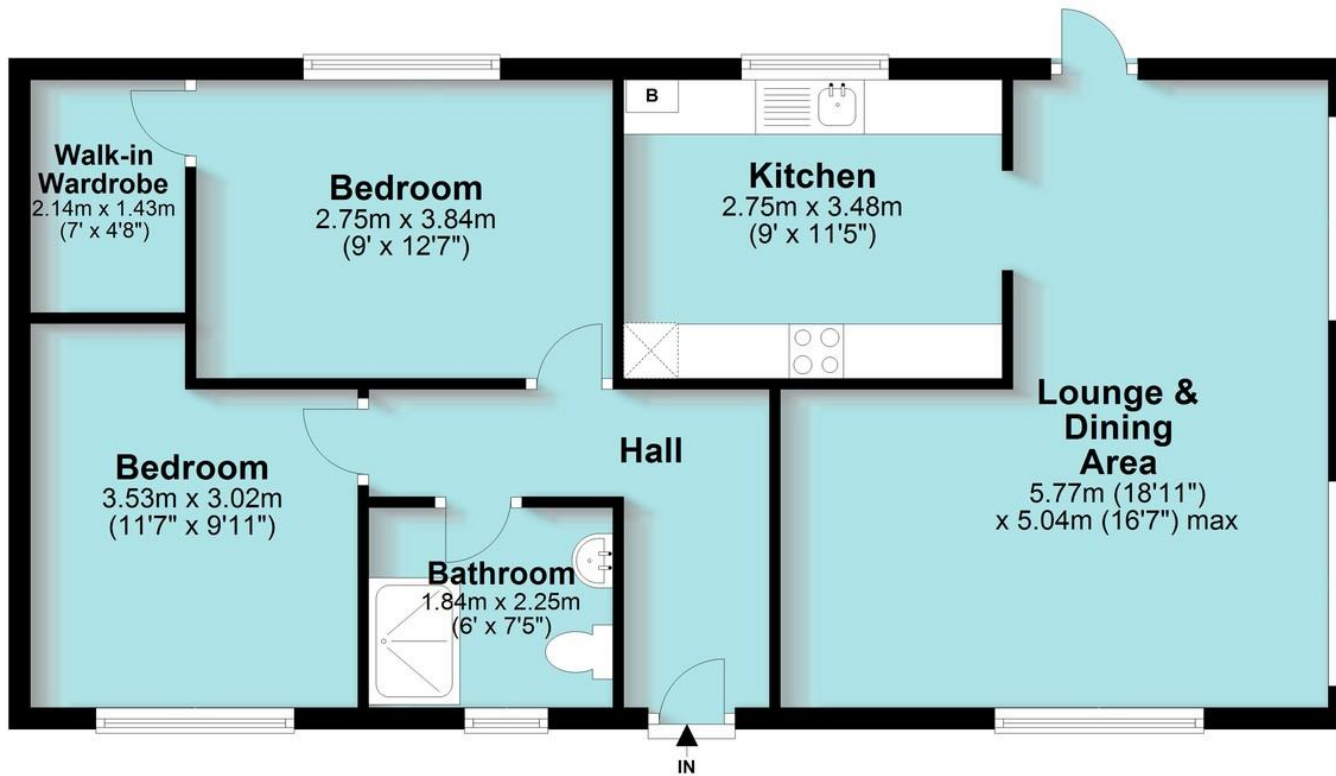
Situated right in the centre of this popular village you can walk to all the excellent local village amenities including village shop, St Mary's Church, local C of E primary school, two great pubs The Black Horse & The Bubble Inn. Coton also is within the National Forest with many walks and cycle trails and lies within 4 miles of Swadlincote and 6 Miles from Burton, both enjoying an excellent range of amenities, with the M42 & A 38 within 15 Minutes drive

SPECIAL NOTE There is a Monthly Ground Rent of £176.27 including water and sewage. Up to two pets are allowed. Sewage is mains. As the property is brand new, building warranty is for 10 years.





Ground Floor



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Total area: approx. 69.0 sq. metres (742.8 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements