



£60,000

11 Lea Park Home Estate, Boston, Lincolnshire, PE21 0LQ

NEWTONFALLOWELL 

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Boston, Lincolnshire, PE21 0LQ
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ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having radiator and smoke alarm.

LOUNGE

13'1" x 11'8" (3.99m x 3.56m)

Having sealed unit double glazed uPVC windows to front & side elevations, part glazed uPVC door to side elevation, radiator, television aerial connection point and telephone connection point.

DINING KITCHEN

11'8" x 11'4" (max) (3.56m x 3.45m (max))

Having sealed unit double glazed uPVC windows to either side elevations, radiator, extractor fan and cupboard housing LPG fired combination boiler providing for both domestic hot water and heating (new Nov 2019). Work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, drawers and automatic washing machine under. Gas cooker, wall cupboards and larder style cupboard to one side.

A park home for over 50's and with year round occupancy. Having accommodation comprising: entrance hall, lounge, dining kitchen, bedroom and bathroom. Outside the property has off-road parking and gardens to the sides & rear. The property benefits from LPG central heating and double glazing. NO CHAIN



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BEDROOM

10'0" x 7'10" (wardrobes in addition) (3.05m x 2.39m (wardrobes in addition))

Having sealed unit double glazed uPVC window to side elevation, radiator and built-in wardrobes.

BATHROOM

Having sealed unit double glazed uPVC window to side elevation, extractor, tiled splashbacks, panelled bath with overhead shower attachment, close coupled WC and pedestal wash hand basin.

EXTERIOR

To the front of the property there is a tarmac parking area with double gates to the side which open to a hardstanding area. There are gardens to both sides & the rear with raised flower beds, garden shed, greenhouse, paved footpath, concrete patio area and outside tap.



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SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired combination boiler served by radiators and the property is double glazed. There is year round occupancy and a lease charge every 28 days of £125.73 which includes ground rent and water. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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For more information please call in the office or telephone 01205 353100.



t: 01205353100
e: boston@newtonfallowell.co.uk
www.newtonfallowell.co.uk



Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)

