



£39,950

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

SHARMAN BURGESS





A Leasehold park home suitable for the over 50's and being sold with NO ONWARD CHAIN. The property comprises a lounge, kitchen diner, bedroom, office and bathroom. Further benefits includes parking, gardens and oil central heating.

ACCOMMODATION

LOUNGE

13' 6" x 9' 8" (4.11m x 2.95m)

With front entrance door, dual aspect windows, radiator, ceiling light point, telephone point, airing cupboard housing the hot water cylinder.

KITCHEN DINER

10' 0" x 9' 8" (3.05m x 2.95m)

With counter tops, base level units, drawer units and wall units, stainless steel sink and drainer, space for LPG cooker, space for fridge freezer, plumbing for automatic washing machine, dual aspect windows, radiator, ceiling mounted strip light.

BEDROOM

9' 8" (maximum measurement including wardrobes) x 9' 6" (maximum measurement including entrance area) (2.95m x 2.90m)

With window, radiator, ceiling light point, built-in wardrobes with overhead storage lockers, built-in chest of drawers.

OFFICE

7' 2" x 4' 2" (2.18m x 1.27m)

With window, radiator, ceiling light point, built-in storage cupboard.

BATHROOM

With three piece suite comprising bath, pedestal wash hand basin, WC, radiator, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property benefits from double gates leading to a paved parking area. The property benefits from grassed areas to front and both sides. There is an area which was formerly a vegetable patch and also a 6' x 6' greenhouse. The garden also houses the external oil central heating boiler and oil tank. There is also a metal garden shed which is to be included within the sale.

SERVICES

Mains electricity is connected to the property. The property is served by oil fired central heating. The gas and water rates for the property are covered within the service charge.

AGENTS NOTE

Prospective purchasers should be aware that the property is situated on a park home site and is managed by R S Hill. All potential purchasers require approval from site management. Prospective purchasers should be 50+ years of age and have no more than one pet and one car. The vendor advises the agent that there is a ground rent payable every 28 days of £142.58. This figure was accurate at the time of the brochure going to print and includes water rates.

REFERENCE

11112022/MAW

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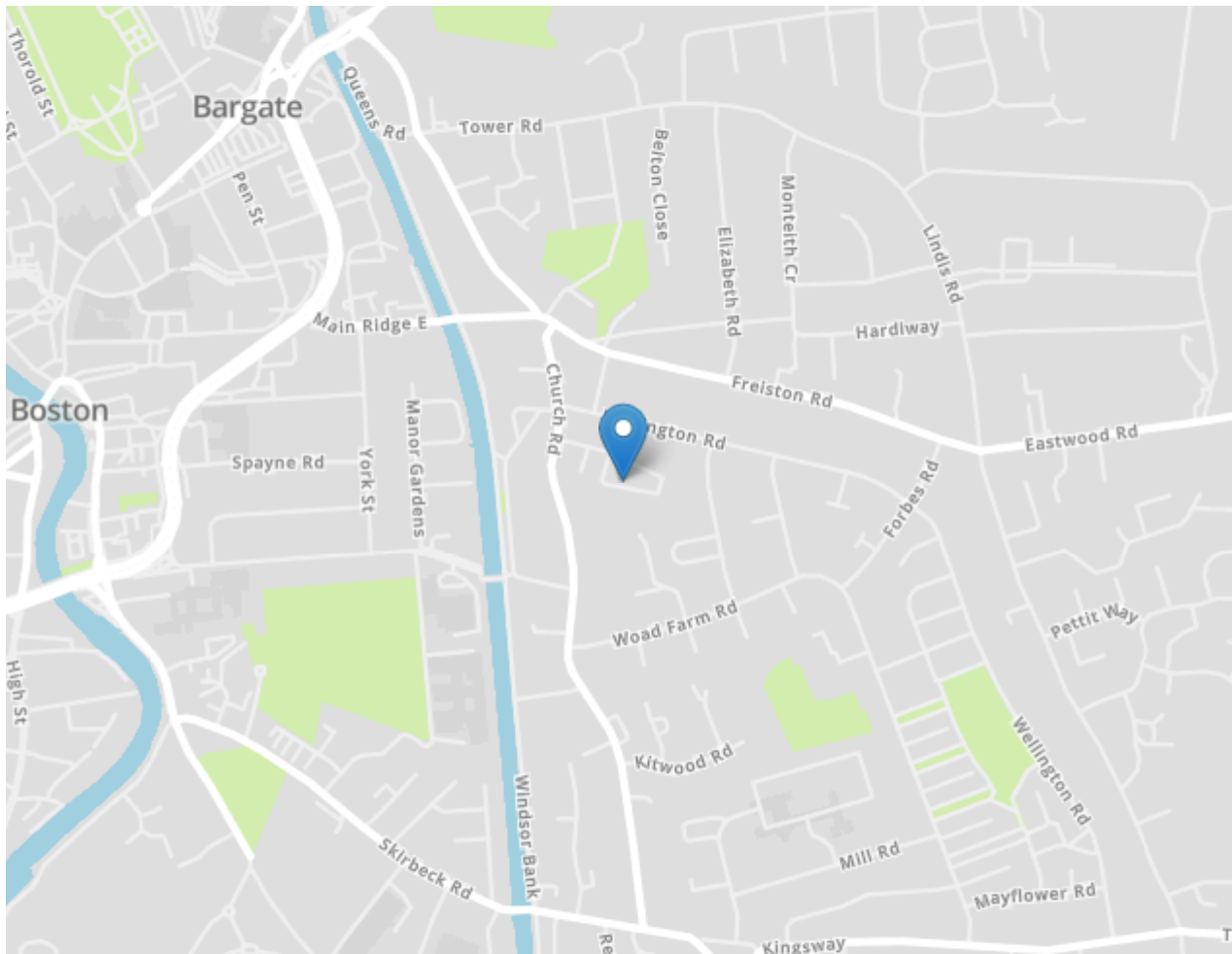
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

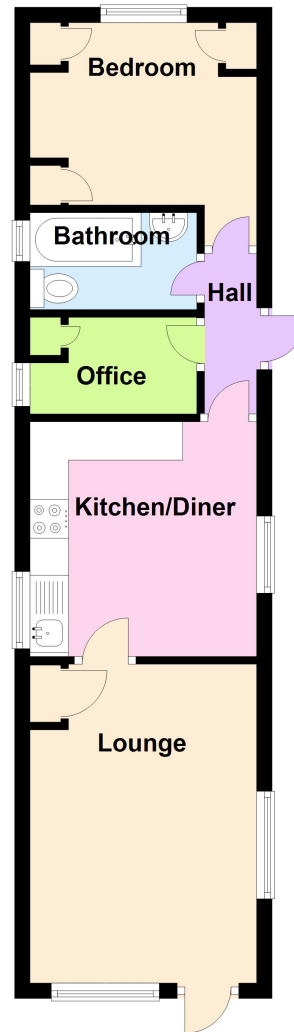
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 36.7 sq. metres (395.4 sq. feet)

**SHARMAN
BURGESS** Est 1996

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