



**£80,000**

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

**SHARMAN BURGESS**

**20 Lea Park Home Estate, Boston,  
Lincolnshire PE21 0LQ  
£80,000 Leasehold**

**ACCOMMODATION**

**LOUNGE DINER**

19' 7" (maximum measurement) x 11' 8" (5.97m x 3.56m)

With partially obscure glazed front entrance door with obscure glaze side panel, dual aspect windows, two radiators, two ceiling light points, space for electric fireplace.

**INNER HALLWAY**

With coved cornice, ceiling light point, cloak cupboard housing the electric fuse box.

A recently refurbished, refitted and modernised, detached Park Home situated on a popular site within close proximity of Boston Town Centre. Accommodation comprises a lounge diner, refitted kitchen including brand new oven induction hob and extractor, refitted three piece shower room, two bedrooms and an office. Further benefits include uPVC double glazing, LPG central heating, parking and garden to the rear. Purchasers must be 50+ years in order to be a resident on site and all applicants are subject to qualification by RS Hill & Sons who own and manage the park.



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### REFITTED KITCHEN

10' 2" (maximum measurement) x 9' 7" (maximum measurement) (3.10m x 2.92m)

Having wooden counter tops, inset sink and drainer with sensor operated mixer tap, base level storage units and matching eye level wall units, integrated oven and grill, four ring induction hob with glass splashback and fume extractor above, plumbing for washing machine, ceiling light point, radiator, covered cornice, window to side aspect, obscure glazed side entrance door.

### BEDROOM ONE

9' 8" (maximum measurement) x 9' 4" (maximum measurement) (2.95m x 2.84m)

Having window to side aspect, radiator, covered cornice, ceiling light point.

### BEDROOM TWO

9' 7" (maximum measurement) x 6' 9" (maximum measurement) (2.92m x 2.06m)

Having window to rear aspect, radiator, covered cornice, ceiling light point.

### OFFICE

6' 4" (maximum measurement) x 5' 2" (maximum measurement) (1.93m x 1.57m)

Having window to side aspect, radiator, covered cornice, ceiling light point.



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### REFITTED SHOWER ROOM

Having a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, corner shower cubicle with wall mounted mains fed shower and fitted shower screen. Coved cornice, ceiling light point, heated towel rail, obscure glazed window to side aspect, boiler cupboard housing the LPG central heating boiler.

### EXTERIOR

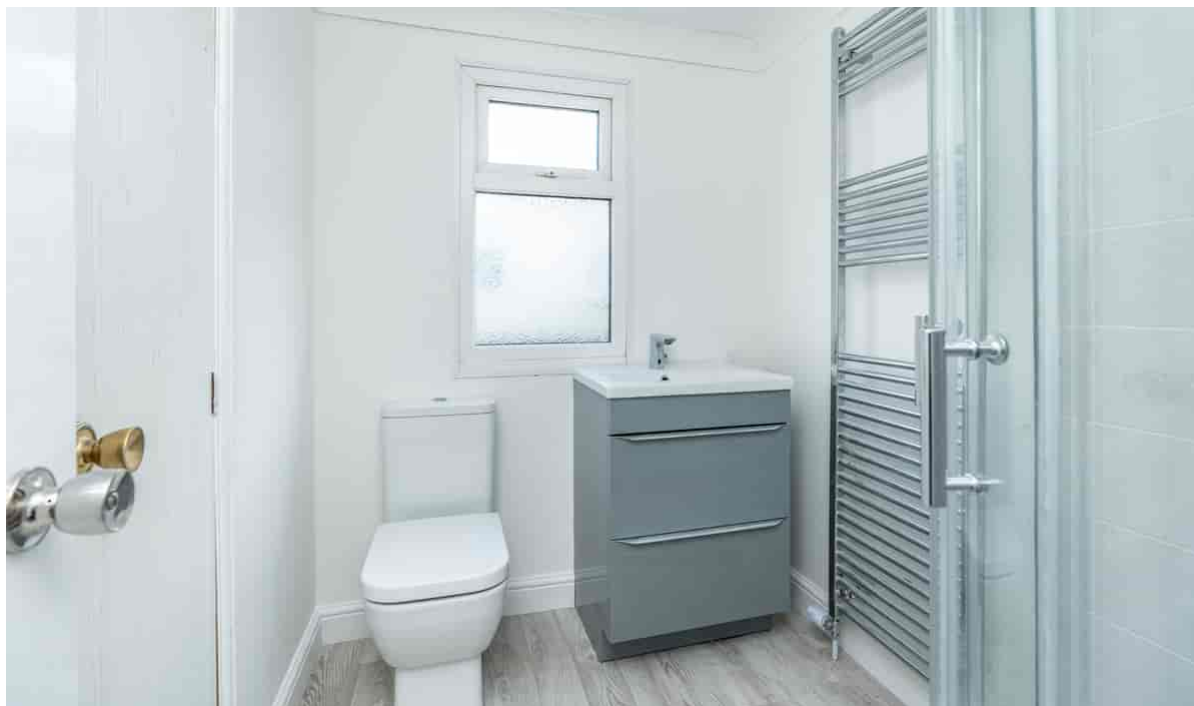
The property benefits from an off road parking space to the front and a garden to the rear.

### 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 and will be required to undergo an application process with the management company. 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 approximately £164.00 (increasing to £186.27 with effect from June 2023) to include maintenance of unadopted roadways, walkways and communal areas and also includes water rates.

### REFERENCE

18012024/27070073/BAR



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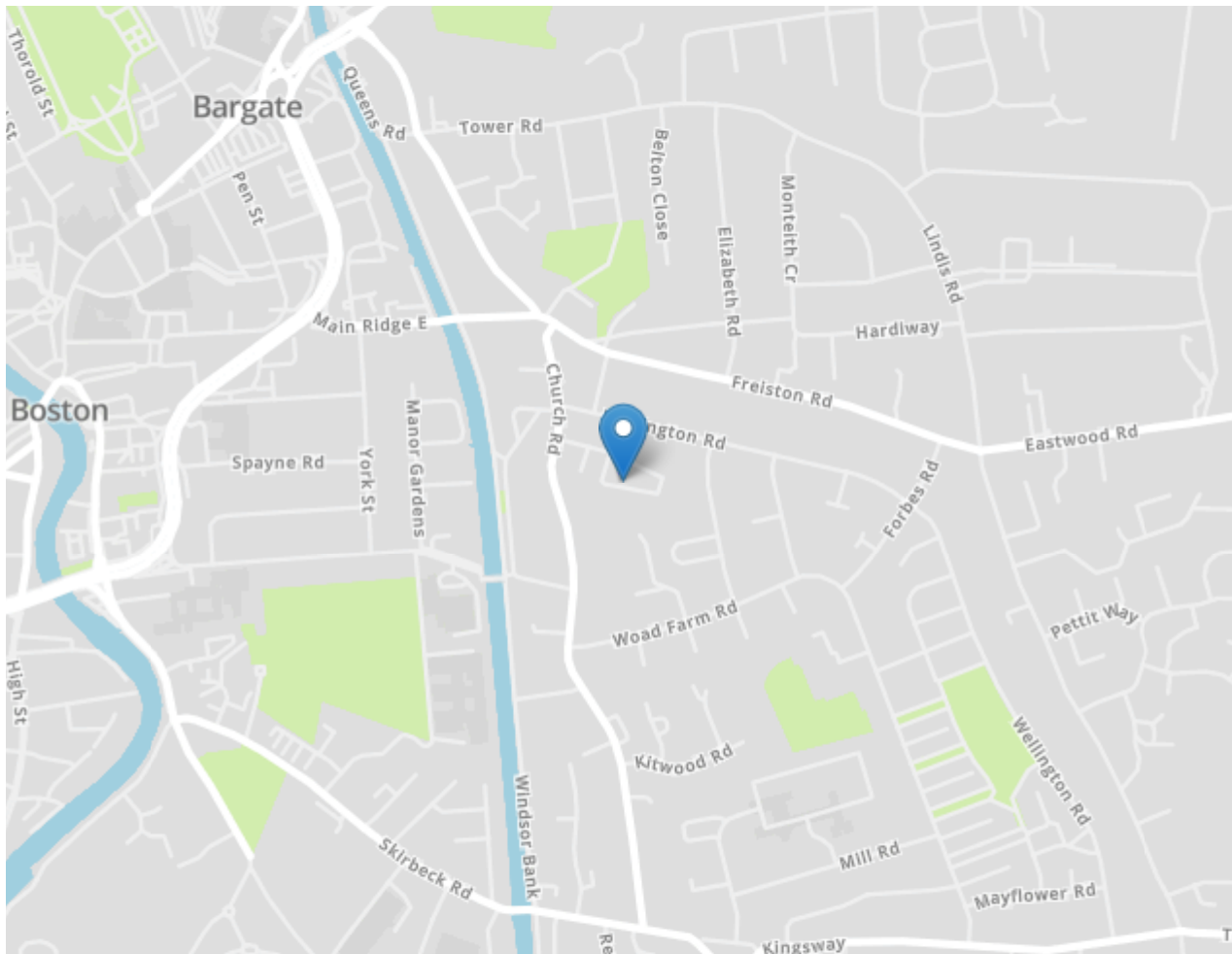
## AGENT'S NOTES

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.



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## Ground Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)

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t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk

