



22 Sunnymead Orchard, Station Road, Ashwell SG7 5RL





## 2 Bedroom Park Home

### £200,000 Leasehold

A well presented large two bedroom park home on this rural development. This cluster of park homes are exclusively for the over 50's and is one of the few park developments that permit a dog. A beautiful fitted kitchen, open plan lounge/diner, bathroom with double shower, two bedrooms, fitted with built in wardrobes. This property sits on a private plot benefiting generous size gardens to the front, side and back.



- Double unit
- Rural location
- Private garden
- Garage
- New style kitchen
- Allocated parking
- Two bedrooms
- Viewing recommended
- EPC exempt. Council tax band A

## Ground Floor

### Entrance:

Via double glazed front door.

### Hallway:

Very spacious, open hallway, leading into the kitchen/lounge.

### Lounge Diner:

Abt. 19' 0" x 17' 0" (5.79m x 5.18m) Double glazed windows to either side aspect, radiator, open plan living and dining area.

### Kitchen:

Abt. 13' 5" x 9' 5" (4.09m x 2.87m) Range of fitted wall and base units. Stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Double glazed window to front aspect.

### Bedroom One:

Abt. 10' 5" x 9' 5" (3.17m x 2.87m) Double glazed window to side aspect, fitted wardrobes, radiator.



## Bedroom Two:

Abt. 9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to rear aspect, fitted wardrobe, radiator.

### Bathroom:

Double glazed window to side aspect, low level WC and hand wash basin.

### Outside

### Garden:

The garden is a very large space with privacy hedges. There is a large patio that acts as a sun trap and a well presented lawn area.

### Parking:

Allocated parking and large double garage.

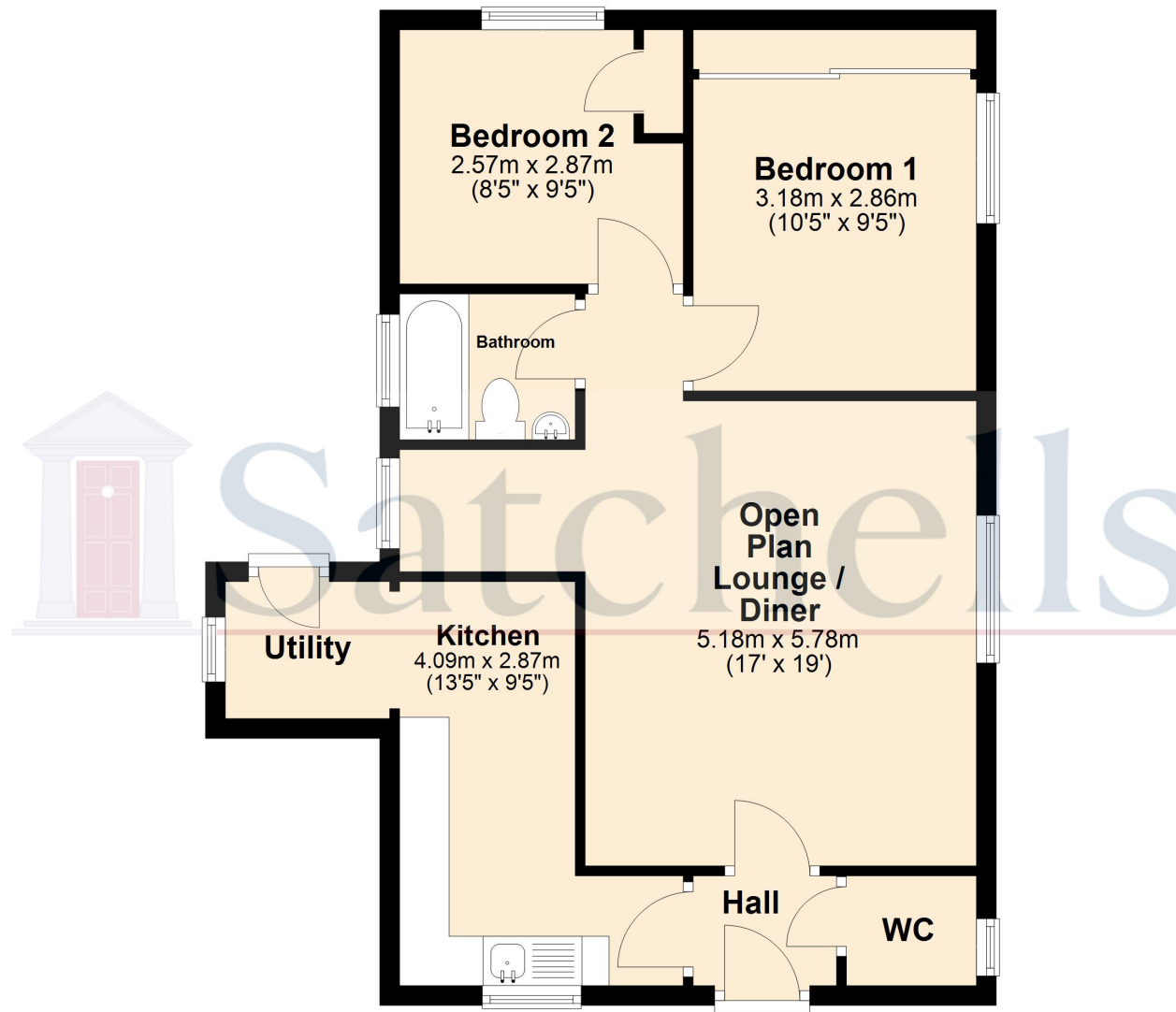
### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.