



£69,950

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

SHARMAN BURGESS



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Est 1996

A well presented Leasehold park home suitable for Over 50's only, situated within easy reach of Boston Town Centre and amenities. Accommodation comprises a lounge, breakfast kitchen, two bedrooms and shower room. Further benefits include gas central heating, parking and garden.

ACCOMMODATION

ENTRANCE PORCH

Having uPVC glazed entrance door to front aspect, double glazed window to side aspect, further uPVC glazed door leading into the: -

ENTRANCE HALL

With radiator, coved cornice, airing cupboard housing the wall mounted gas central heating boiler, doors to breakfast kitchen, bedrooms and shower room.

BREAKFAST KITCHEN

9' 5" x 11' 6" (2.87m x 3.51m)

Having double glazed window to both side aspects, radiator, coved cornice, partly carpeted floor, archway to kitchen area which comprises a range of fitted wall and base level storage units, areas of work surfaces, space and plumbing for automatic washing machine, space for fridge, integrated oven and gas hob with extractor hood above, inset stainless steel one and a half bowl sink and drainer with mixer tap, door to: -

LOUNGE

12' 3" x 11' 6" (3.73m x 3.51m)

Having dual aspect double glazed windows to the front and side of the property, glazed uPVC door to side aspect, radiator, TV aerial point, coved cornice, wall light points, fireplace with mantle.

SHOWER ROOM

Having a three piece suite comprising a shower cubicle with tiled splashbacks and mains fed shower within, pedestal wash hand basin, low level WC, double glazed window to side aspect, coved cornice, partly tiled walls, radiator, wall mounted light with electric shaver point.

BEDROOM ONE

10' 0" (maximum measurement) x 11' 6" (maximum measurement) (3.05m x 3.51m)

Having fitted wardrobes with vanity unit, coved cornice, double glazed window to side aspect, radiator, wall light points.

BEDROOM TWO

5' 0" x 8' 3" (1.52m x 2.51m)

Having a double glazed window to side aspect, radiator, fitted wardrobe unit, coved cornice.

EXTERIOR

The property is approached via wrought iron double gates leading to off road parking to the front and side of the park home. Steps from the right hand side lead up to the front entrance porch. To the left hand side of the property is a lawned area with steps leading to the entrance door into the lounge. To the rear of the property is a paved patio hardstanding area and further gravelled area, a greenhouse and an aluminium shed. The plot is fully enclosed by timber and wrought iron fencing.

SERVICES

Mains electricity is connected to the property. The property is served by LPG fired central heating. The water and drainage 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. Further information is available from the selling agent.

REFERENCE

26654162/11082023/SLA

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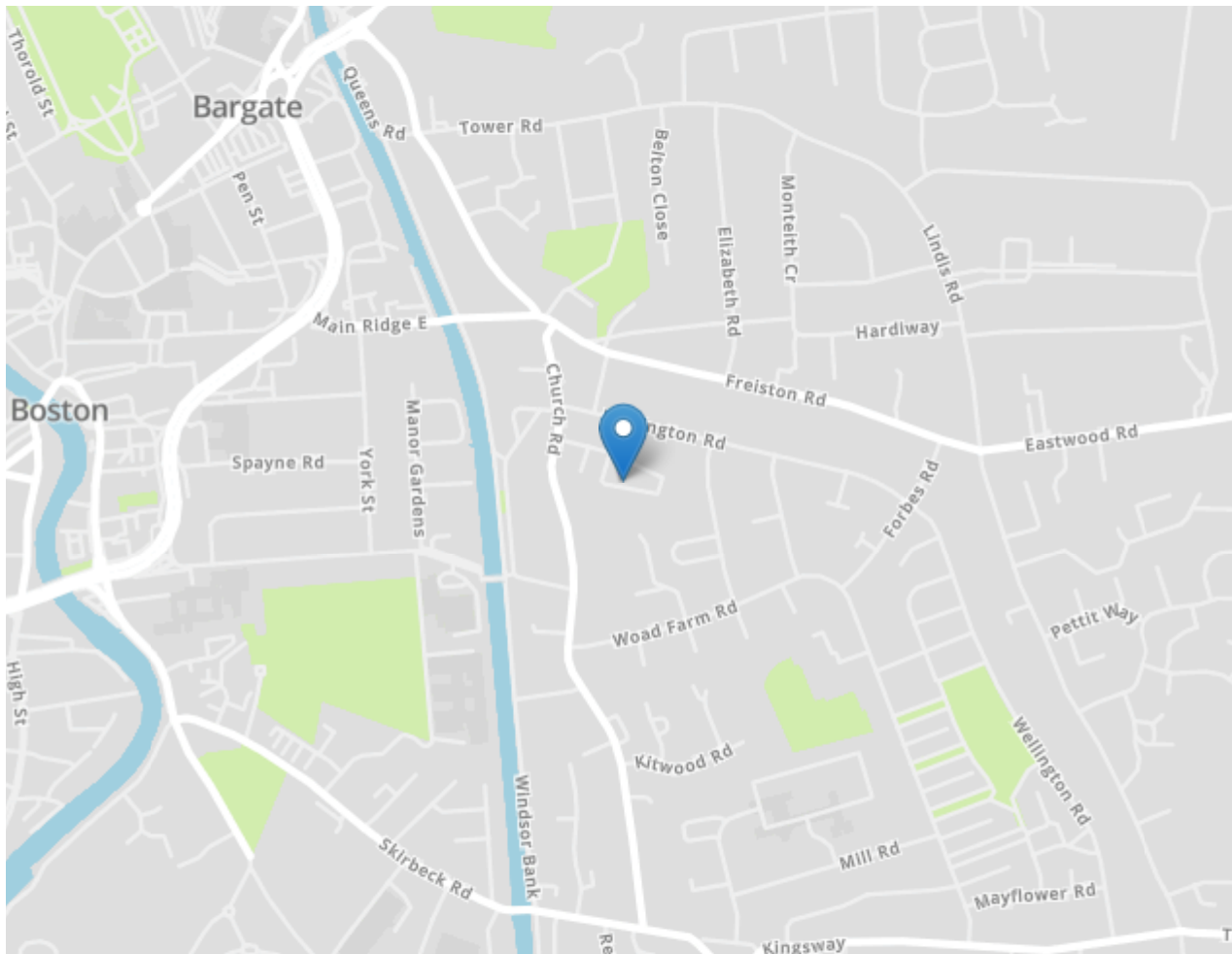
AGENT'S NOTES

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.

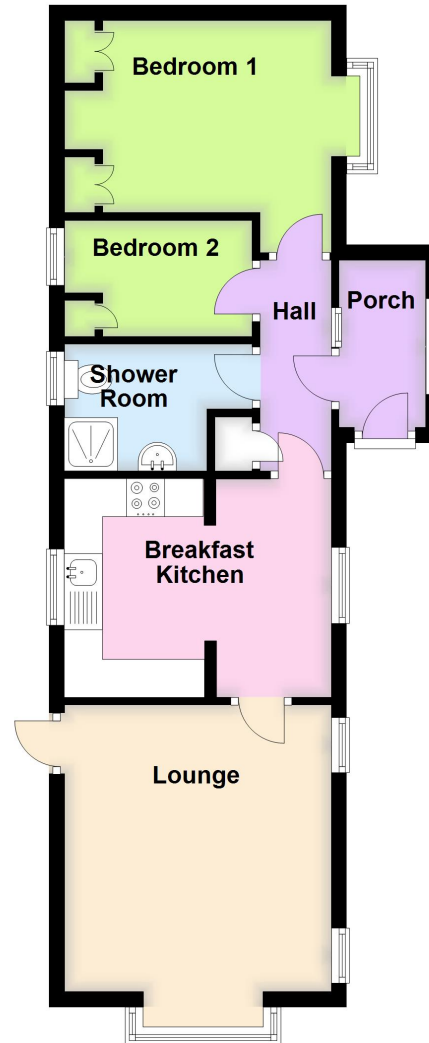
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 47.9 sq. metres (515.9 sq. feet)

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