



**£154,950**

16 Hall Hills Park, Norman Drive, Tattershall Road, Boston, Lincolnshire PE21 9SG

**SHARMAN BURGESS**



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**£154,950 Leasehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, radiator, two light points, access to roof space, built-in cloak cupboard, wall mounted central heating thermostat.

**DINING ROOM**

9' 7" x 7' 10" (2.92m x 2.39m)

Having window to front aspect, radiator, ceiling light point, door to: -

A larger than average detached Park Home situated on a popular Park Home site for the Over 50's. The well presented accommodation comprises an entrance hall, dining room, modern kitchen with integrated appliances, lounge, two double bedrooms, with en-suite to bedroom one, and a further shower room. Further benefits include gas central heating, a block paved driveway, single garage and gardens to front, side and rear.



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### KITCHEN

11' 7" (maximum) x 9' 2" (maximum) (3.53m x 2.79m)  
 Having roll edge work surfaces with matching upstands, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, low level kickboard electric heater, integrated automatic washing machine, integrated four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor, waist height double oven and grill, integrated fridge freezer, ceiling recessed lighting, concealed Alpha combination gas central heating boiler, window to rear aspect, obscure glazed entrance door.

### LOUNGE

19' 0" x 12' 10" (5.79m x 3.91m)  
 Having dual aspect windows, two radiators, two ceiling light points, TV aerial point, wiring for satellite TV, fitted fireplace with hearth and display surround with stove effect electric fire within.

### BEDROOM ONE

13' 6" (maximum) x 11' 7" (maximum) (4.11m x 3.53m)  
 Having window to front aspect, radiator, ceiling light point, built-in wall mounted shelving, built-in dressing table and additional wardrobe space to the rear of the shelving with space for hanging rails within.

### EN-SUITE

Being fitted with a three piece suite comprising wash hand basin with mixer tap, vanity unit beneath and mirror above, push button WC, Jacuzzi shower/bath unit suitable for reduced mobility with mixer tap, hand held shower attachment and seat within. Obscure glazed window, ceiling recessed lighting, electric shaver point, heated towel rail.



**SHARMAN  
BURGESS** Est 1996



## BEDROOM TWO

9' 0" (maximum) x 8' 0" (maximum including built-in wardrobes) (2.74m x 2.44m)  
Having window to rear aspect, radiator, ceiling light point, two single built-in wardrobes with hanging rails within and overhead storage lockers.

## SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and wall mounted mirror above, push button WC, shower cubicle with wall mounted mains fed shower and tiling within. Heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window, electric shaver point, wall mounted shelving.

## EXTERIOR

To the front, the property benefits from a block paved driveway which provides off road parking and vehicular access to the garage. The property benefits from gardens which surround the property, with the front, side and rear being predominantly laid to lawn. The front garden houses raised beds and borders and a sizeable raised double pond, which may be included within the sale should purchasers require. Within the rear garden are two strawberry beds, an approximate 8ft x 6ft greenhouse on a concrete and paved base which is to be included within the sale. There is a paved patio seating area and a garden store.

## GARAGE

Of concrete sectional construction. Having up and over door, personnel door to rear garden.

## AGENTS NOTE

Prospective purchasers should be aware that the property is available to the Over 50's only. Hall Hills Park is managed by R S Hill & Sons Ltd and carries a 4 weekly service charge of £189.58 for the maintenance and upkeep of unadopted roads, walkways and communal areas. Prospective purchasers will be required to undertake an application process when purchasing, with the necessary paperwork available upon request from the selling agents office together with details of site conditions and restrictions.

## SERVICES

Mains gas, electricity and water are connected to the property. The property is also served by a site managed drainage system.

## REFERENCE

20022024/27311164/ALL





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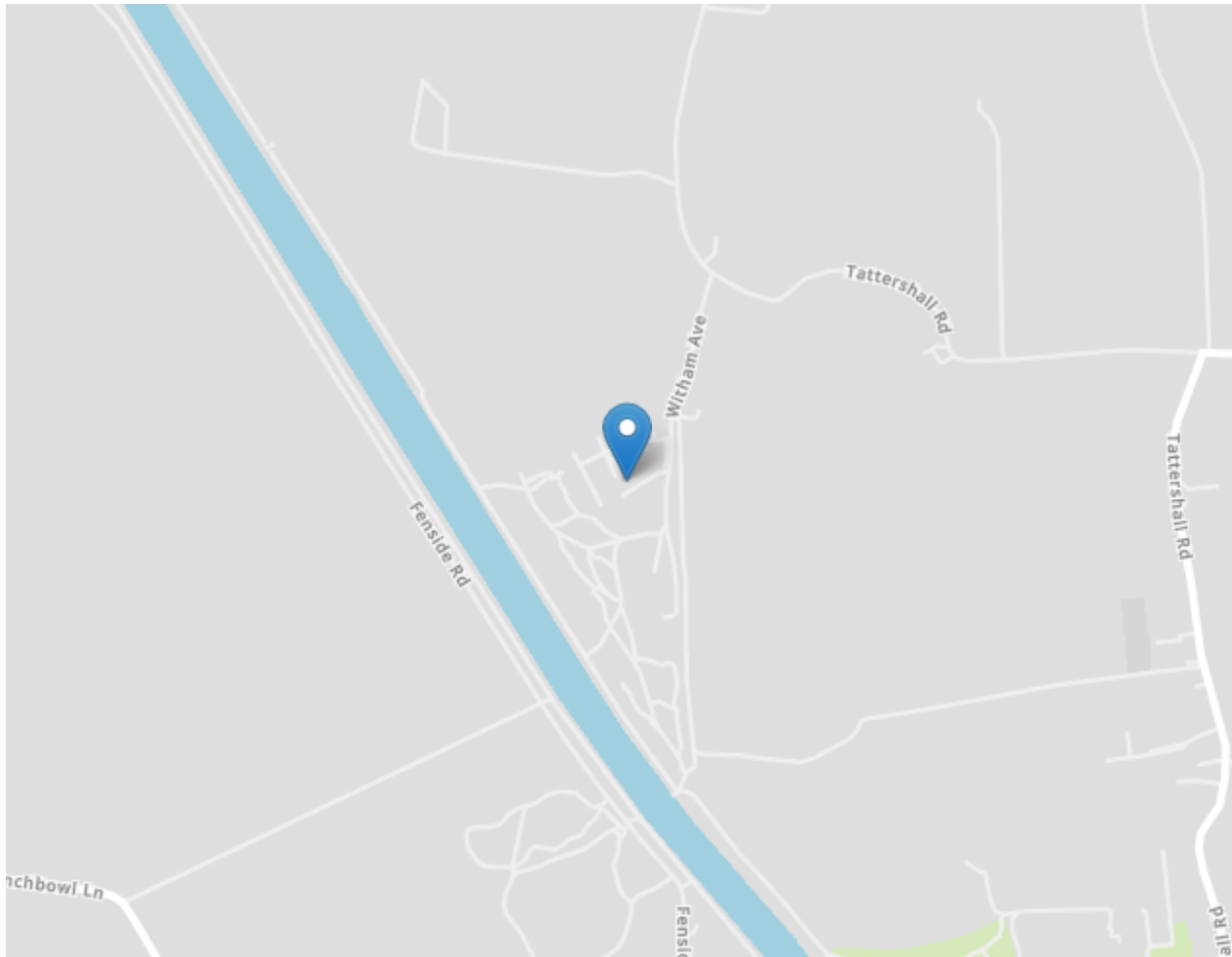
## AGENT'S NOTES

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.

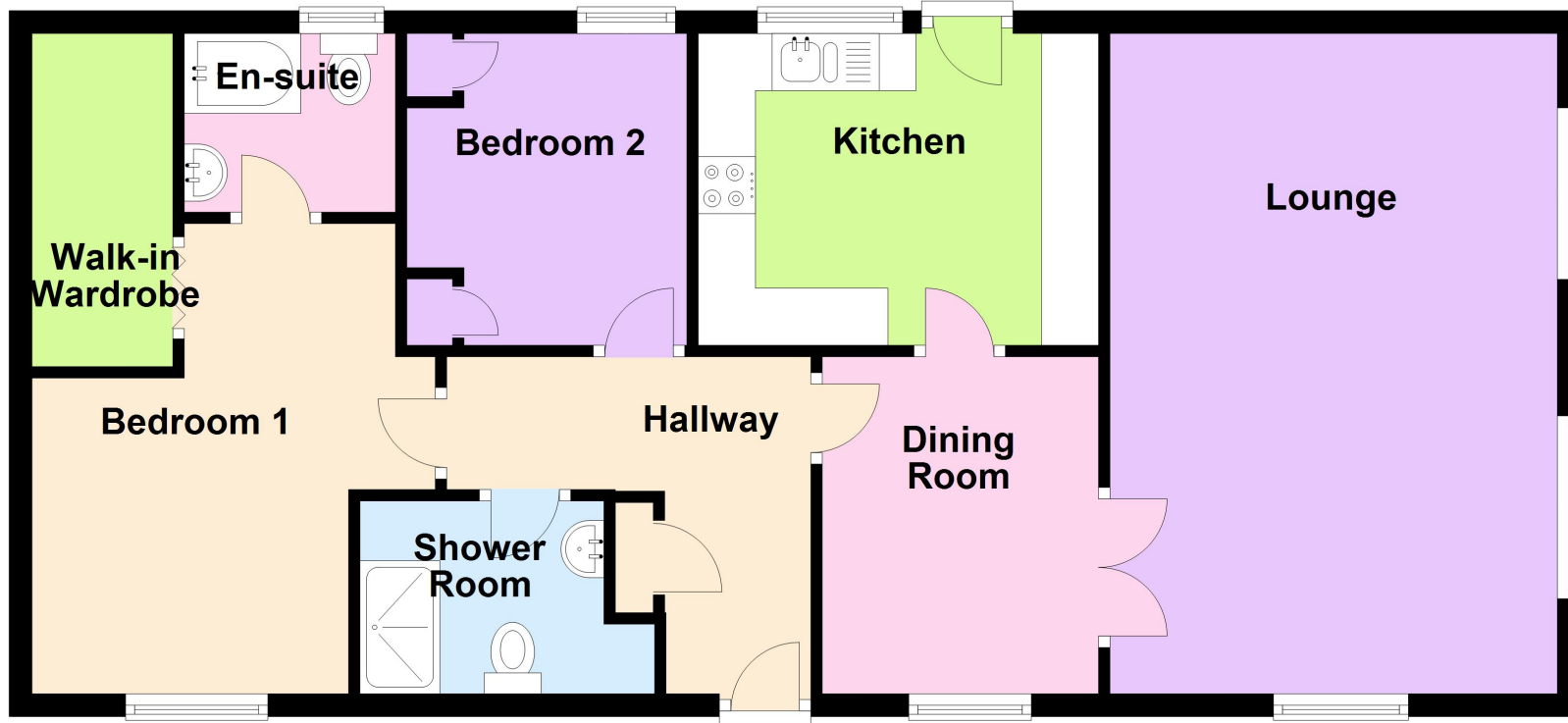


**SHARMAN BURGESS**



## Ground Floor

Approx. 77.1 sq. metres (830.3 sq. feet)



Total area: approx. 77.1 sq. metres (830.3 sq. feet)

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