



£39,950

32 Orchard Park Frampton Fen Lane, Hubberts Bridge, Boston, Lincolnshire PE20 3QU

SHARMAN BURGESS



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Est 1996

A fantastic opportunity to purchase a park home providing a fantastic lifestyle on a site for the Over 50's. Accommodation comprises an open plan living space comprising kitchen, dining and seating areas; two bedrooms with en-suite bathroom to bedroom one and a further shower room. Further benefits including parking, large decked seating area to two sides of the property and gas central heating.

ACCOMMODATION

OPEN PLAN LIVING SPACE

26' 10" x 11' 9" (8.18m x 3.58m)

Comprising Kitchen, dining and seating areas. The kitchen area comprises counter tops with matching upstands, inset stainless steel double sink with drainer and mixer tap, range of base level storage units, drawer units and matching eye level wall units including glazed display cabinets, integrated fridge, integrated freezer, integrated oven and grill, five ring gas hob with fume extractor above, radiator, side entrance door. The dining area benefits from two windows to side elevation, fitted sideboard providing storage. The lounge area benefits from French doors leading out to the decking area, dual aspect windows, ceiling recessed lighting, TV aerial point, radiator, integrated feature electric fireplace.

INNER LOBBY

Having light point.

BEDROOM ONE

10' 5" (maximum) x 11' 8" (maximum) (3.17m x 3.56m)

Having dual aspect windows, lighting, fitted wardrobes with hanging rails and shelving within.

EN-SUITE BATHROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, bath with mixer tap and shower attachment, two obscure glazed windows, ceiling recessed lighting.

BEDROOM TWO

8' 5" (maximum) x 5' 4" (maximum) (2.57m x 1.63m)

Having window to side elevation, wall mounted storage cupboard with lighting beneath, radiator, additional fitted bedroom furniture comprising wardrobe with drawers beneath.

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with mains fed shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, radiator, obscure glazed window, ceiling light, built-in boiler cupboard housing the Vokera gas central heating boiler.

EXTERIOR

The property benefits from a gravelled driveway which provides parking, with paving leading to steps up to a raised decked seating area which extends around two sides of the property and provides excellent entertaining space. There is a storage container with double doors which is to be included within the sale and additional storage space is available beneath the decked area. The property is served by outside lighting.

AGENTS NOTE

Prospective purchasers should be aware that the property is available for 11 months of the year residency, with the property having to be vacant from the 31st January to the 1st March each year. The property carries a ground rent and service charge of approximately £2,200 per year payable to the site management. The property is available to the over 50's only and site rules apply. Prospective purchasers may be required to undergo an interview process with the site owners/management. For further information please contact Sharman Burgess.

SERVICES

Mains gas, electricity, water and drainage are connected. Utility bills are to be paid via the management company with an indicative bill being held on file should prospective purchasers wish to view it.

REFERENCE

25102024/28367624/NUT

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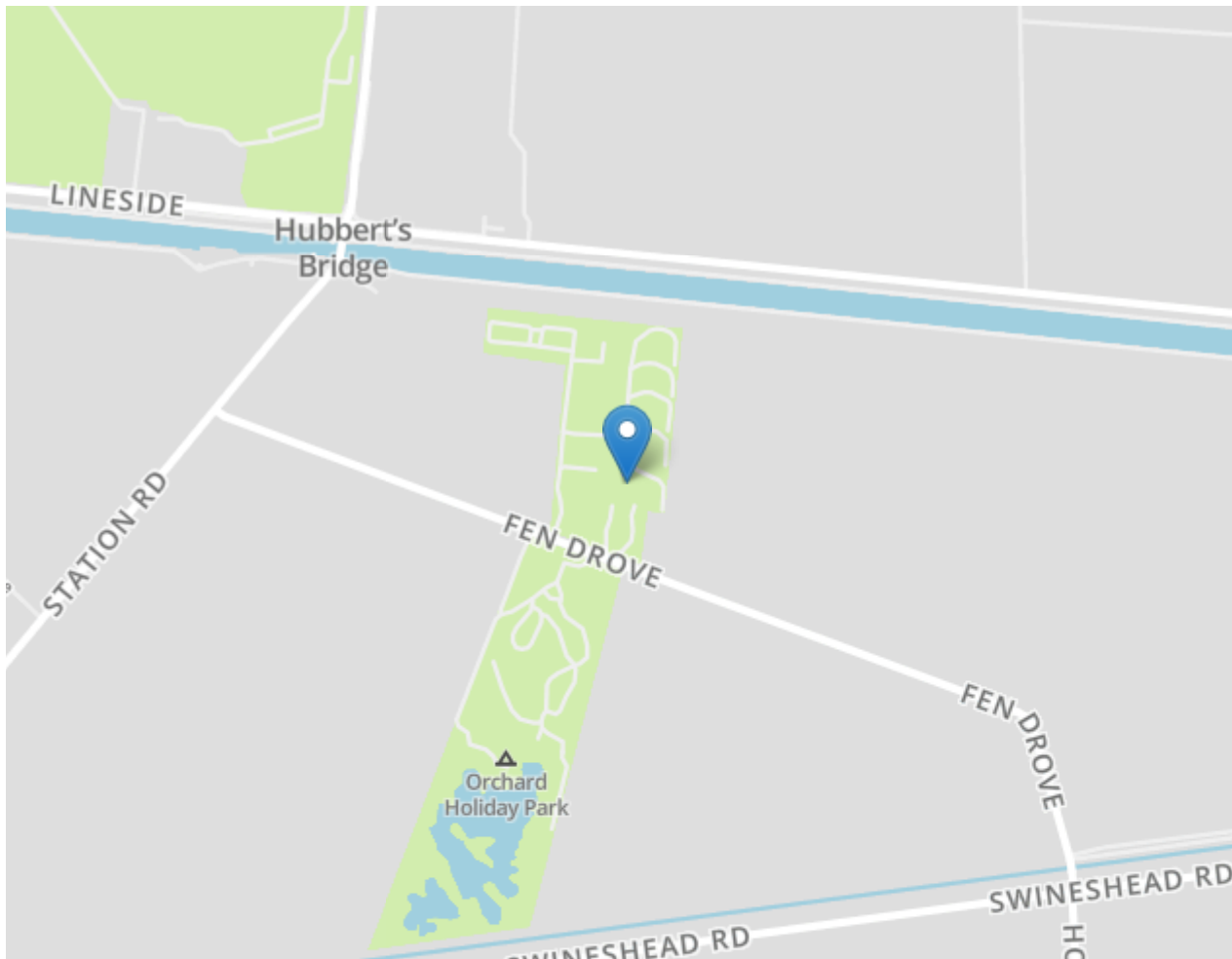
AGENT'S NOTES

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.

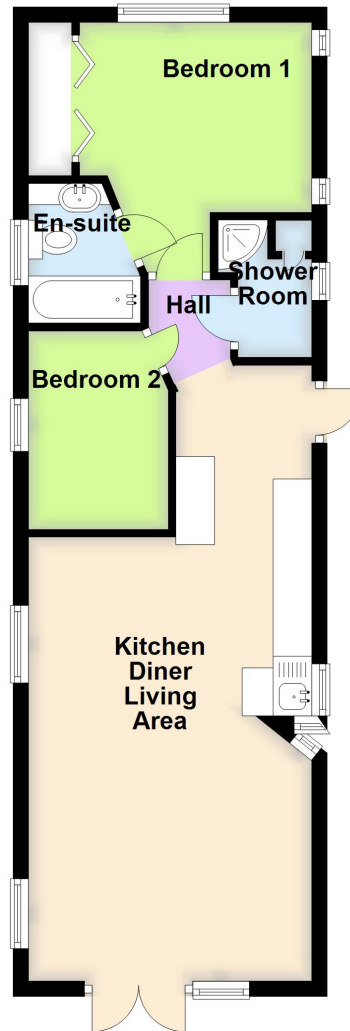
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 45.0 sq. metres (484.9 sq. feet)

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