



£65,000

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

SHARMAN BURGESS



SHARMAN BURGESS

Est 1996

A detached Park Home situated on a popular site close to Boston Town Centre being sold with NO ONWARD CHAIN. The accommodation comprises a lounge, kitchen diner, bedroom, office and bathroom. Further benefits include a driveway, LPG central heating and uPVC double glazing. The property is available to Over 50's only and is Leasehold.

ACCOMMODATION

With partially obscure glazed front entrance door leading into the entrance lobby.

ENTRANCE LOBBY

With window, wall light point, space for condensing tumble dryer, built-in store cupboard.

INNER HALL

With ceiling light point, built-in cloak cupboard.

KITCHEN DINER

11' 6" x 9' 8" (3.51m x 2.95m) (both maximum measurements)
With roll edge work surfaces with stainless steel sink and drainer unit, base level storage units, drawer units and wall units, integrated LPG oven and four ring hob, space for standard height fridge or freezer, plumbing for automatic washing machine, concealed wall mounted LPG central heating boiler, radiator, ceiling mounted strip light, window to side aspect, obscure glazed side entrance door.

LOUNGE

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

With dual aspect windows, radiator, ceiling light point, fireplace with display mantle and surround with coal effect electric fire within.

BEDROOM ONE

11' 6" (maximum measurement into built-in wardrobe) x 9' 9" (maximum measurement including entrance area) (3.51m x 2.97m)

With window, radiator, ceiling light point, two built-in double wardrobes with overhead storage lockers, set of drawers.

OFFICE/STUDY

8' 5" x 4' 5" (2.57m x 1.35m)

With window to side aspect, ceiling light point, built-in wardrobe with hanging rail and shelving within, radiator.

BATHROOM

With P-shaped bath with mixer tap and wall mounted shower attachment, wash hand basin with mixer tap and vanity unit beneath, WC, heated towel rail operated via the central heating system, obscure glazed window to side aspect, ceiling light point.

EXTERIOR

The property is approached over a dropped kerb which leads to a driveway extending to the right hand side of the property an is served by an outside tap. The gardens are laid to low maintenance and a metal storage shed is to be included within the sale.

SERVICES

Mains water and electricity are connected to the property. The property is served by LPG central heating.

AGENTS NOTE

Prospective purchasers should be aware that the property is situated on a park homes site and managed by R S Hill, with all potential purchasers requiring approval from site management. Prospective purchasers should be 50 plus years of age and have no more than 1 pet and 1 car. The vendor advises that there is a monthly ground rent at the time of the brochure going to print of £142 payable every 4 weeks and this includes both water and sewage rates.

REFERENCE

26092022/FIT

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

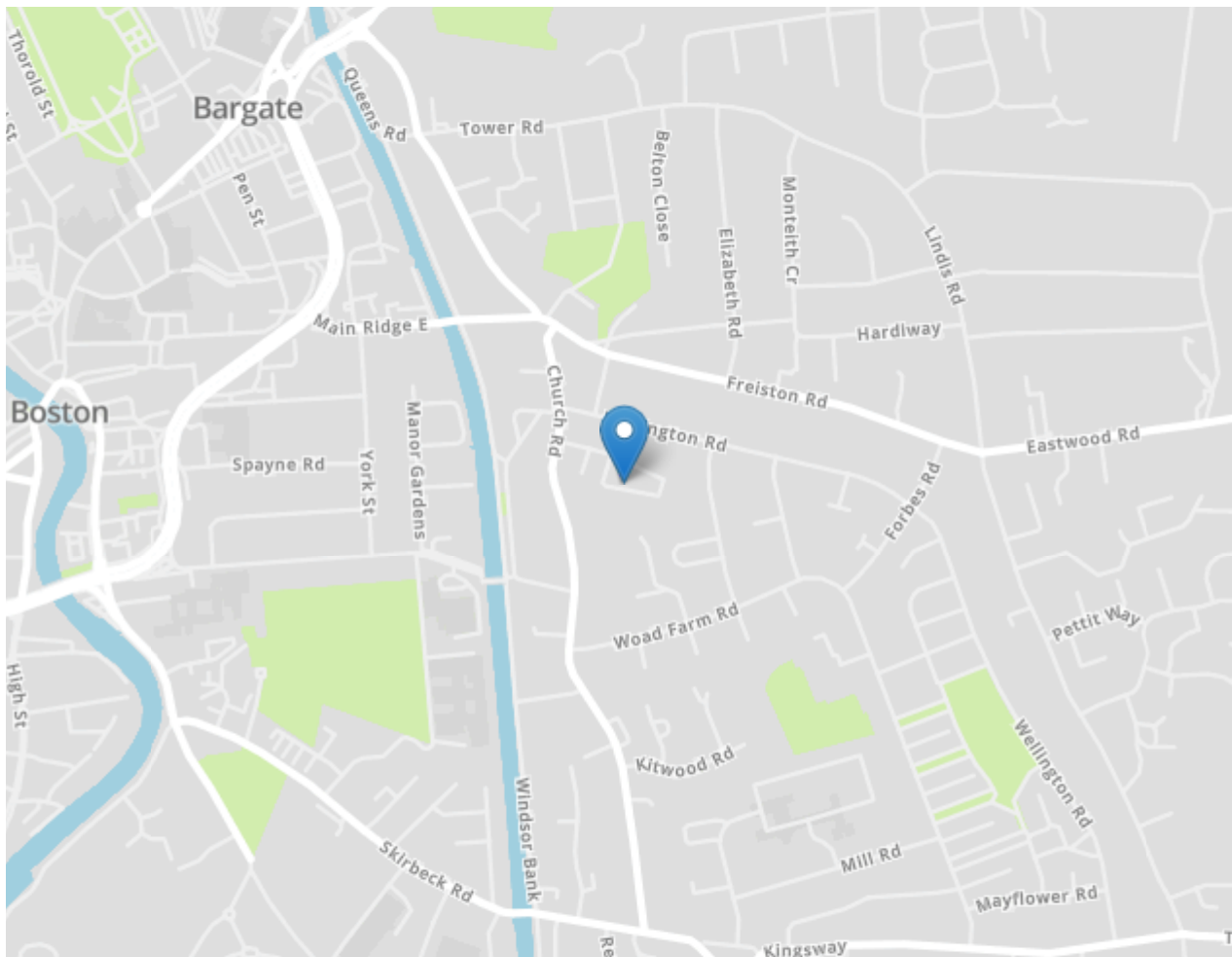
AGENT'S NOTES

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.

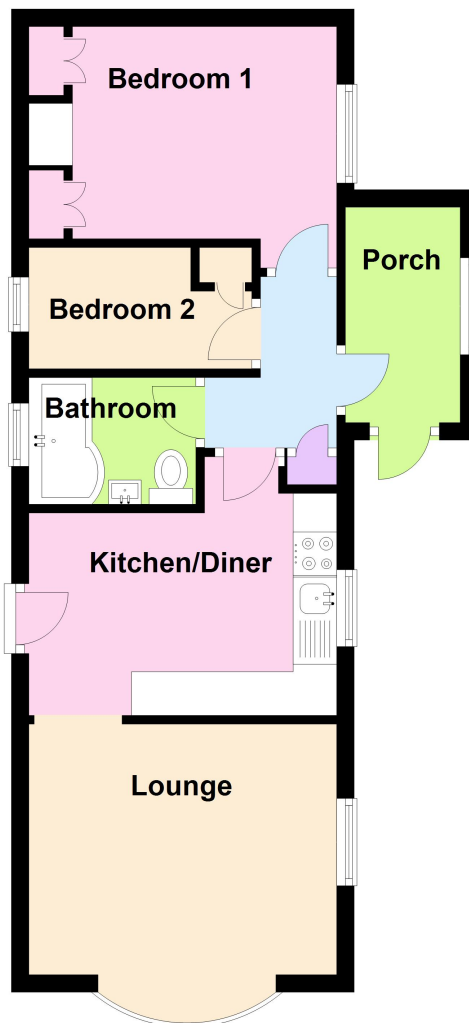
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 42.1 sq. metres (453.3 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

