



CHOICE PROPERTIES

Estate Agents

15 Chapel Farm Park Hawthorn Hill,
Coningsby, LN4 4XY

Reduced To £115,000



Choice Properties are delighted to bring to the market this impressive two bedroom (one en-suite) 40' x 20' park home, situated in the sought after Chapel Farm Park site, just outside the popular town of Coningsby. The property further benefits from a large open plan living/dining room, driveway and garden. Early viewing is advised.

This abundantly light and bright accommodation comprises:

Entrance Lobby

Entrance door. Tiled flooring.

Open plan Living/Dining

17'6" x 19'7"

Light and airy open plan living room benefiting from double opening 'French' patio doors to the side aspect and two angled bay windows to the front aspect. Electric fire set in feature surround. Wall and ceiling lights. Part tiled flooring. Three radiators. Open plan with Kitchen.

Kitchen

9'6" x 9'11"

Fitted with wall and base units with work surfaces over. Electric cooker point. Sink and drainer unit with mixer tap. Part tiled walls and tiled flooring. LPG combination boiler.

Hall

Tiled flooring. Thermostat controls.

Bedroom 1

10'7" x 9'4"

With fitted wardrobes. Radiator. Opening to:

En-suite

Two wash hand basins set in vanity unit. Fitted wardrobes. Shower enclosure with mains fed shower over. WC. Radiator.

Bedroom 2

8'1" x 9'11"

Radiator. Fitted wardrobes.

Bathroom

Fitted with three piece white bathroom suite comprising panelled bath with shower over, wc, wash hand basin. Radiator. Tiled flooring and tiled walls.

Driveway

Providing off road parking.

Garden

The property is surround by enclosed gardens laid mostly to lawn and benefits from a paved patio area. Two sheds are also included.

Tenure

Site fees: approximately £140 per month.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

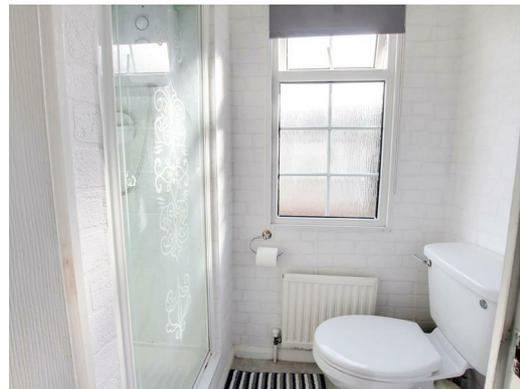
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

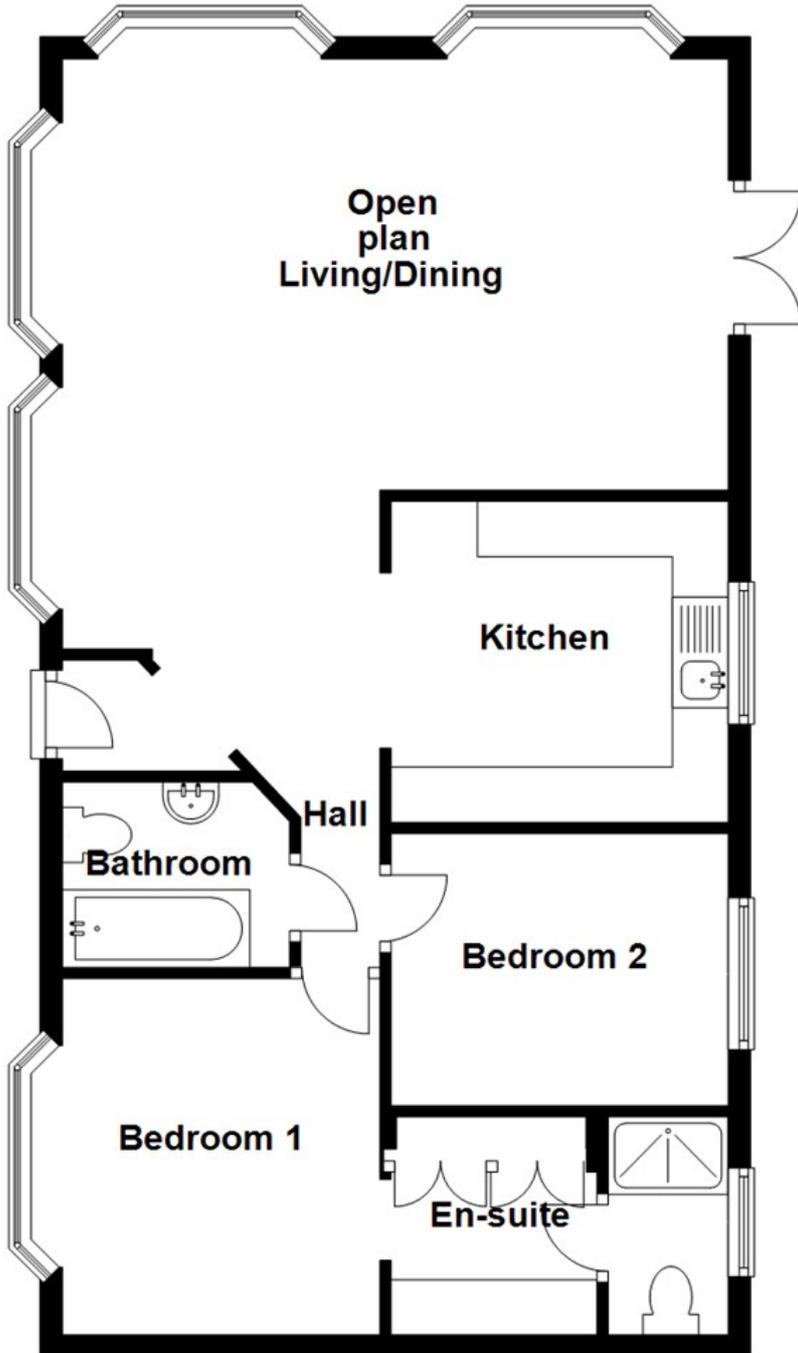
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor



Directions

Please use the Postcode LN4 4XY for directions to the property.

