



CHOICE PROPERTIES

Estate Agents

Moselle Lodge, 17 The Willows,
Alford, LN13 0JS

Reduced To £127,000



It is a pleasure for Choice Properties to bring to the market this most beautiful brand new two bedroom stylish park home, just a short distance from the coast and Mablethorpe's award winning beaches. Boasting a modern open plan living layout with a tasteful finish, this well presented home features a strong curb appeal with well tended gardens to the side and rear as well as ample off road parking with an expansive driveway. Offered with no onward chain the home benefits from a full 12-month and fully residential occupancy, as well as on site amenities such as the 9-hole golf course and newly added swimming pool/leisure & gym facilities. Willows Residential Park is a small gated park home community set aside 70 acres of landscaped grounds and farmland which been mowed for walks. A quiet community with a bus stop on the doorstep.

Early viewing is highly advised to avoid missing out on this special home.

The Park home is built to a BS 3632 standard and is fully residential. The generously proportioned and immaculately presented accommodation comprises:

Entrance Hall

13'8" x 3'8"

Composite front door leading into the entrance hall which features inset spot lighting and a seating/storage bench for coats and shoes. Doors leading to:

Open Plan Living

19'0" x 13'5"

The open plan living is made up of the kitchen area, a spacious dining area and the reception room providing sliding doors out on to the decked seating veranda. The kitchen area is fitted with a range of wall and base units with worktop over, a one bowl resin sink with drainer and mixer tap, space for a freestanding cooker (existing brand new cooker is included in the sale) with extractor hood over, integrated dishwasher, 'Beko' washing machine and microwave. The dining area provides ample space for a dining table under the 'Velux' style window making up the light and airy living accommodation with double aspect windows and sliding patio doors to the decked seating veranda. The reception room area further features inset spot lighting as well as wall lighting and a TV aerial. This really is a perfect and immaculate living space to have.

Decked Area

11'7" x 13'5"

Composite decked seating area with composite balustrade to the edges.

Bedroom 1

8'4" x 13'5"

Spacious double bedroom with two single built in wardrobes and a built in dressing table, TV aerial, picture window to side aspect, two wall lights and a door to the:

En-suite Shower Room

6'8" x 3'5"

Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with dual flush button, 'Intervent' extractor fan, heated towel rail and inset spot lighting.

Bedroom 2

8'2" x 9'4"

Double bedroom which is currently fitted with twin single beds with a built in double wardrobe and dressing table, two wall lights and inset spot lighting.

Bathroom

5'2" x 5'7"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and a mains fed shower over with mermaid boarded splashbacks, hand wash basin with mixer tap and WC with dual flush button, both built into vanity, an 'Intervent' extractor fan, heated towel rail and inset spot lighting.

Driveway

Spacious block-paved driveway providing off road parking.

Garden

With the property you will find a garden laid to lawn with timber fencing and some well established hedging to the boundaries. The garden additionally benefits from a paved patio area.

Tenure

The property is covered by the Mobile Homes Act 2013, and the outgoings that cover the ground rent and upkeep of the communal areas comes to approximately £150.00 per month.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 3.00pm

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.

Council tax band

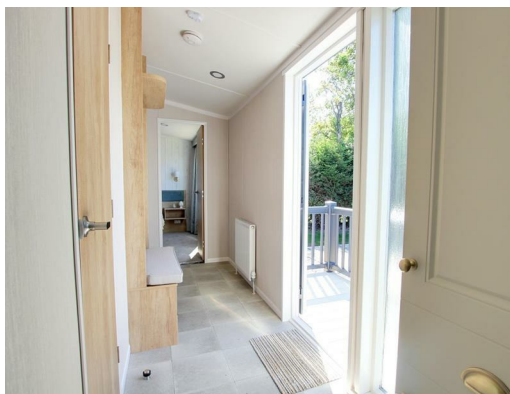
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

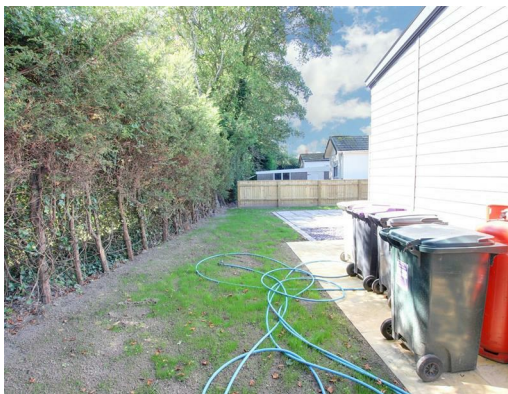
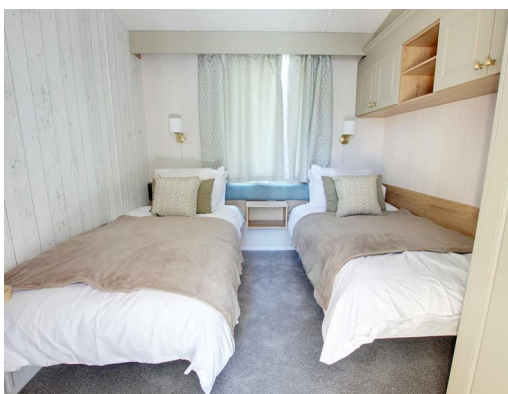
Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

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.

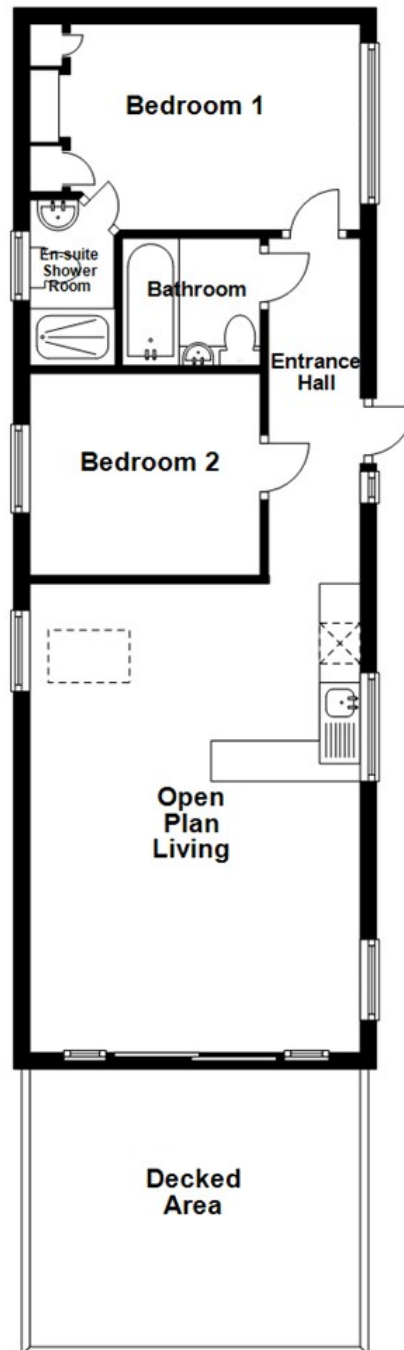






Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 51.7 sq. metres (556.8 sq. feet)

Directions

From our Mablethorpe Office head towards Alford and the first village is Maltby le Marsh. Just before you enter the village 'The Willows' can be found on your right hand side. From our Alford Office head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh. As you leave the village 'The Willows' can be found immediately on your left hand side.

