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Lillybrook Estate, Lyneham SN15 4AS

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PROPERTY SALES & LETTINGS

- Spacious 46' x 20' Park Home
- Garage + Parking
- En-Suite Dressing Room
- Over 50's family Run Site
- Viewing Highly Recommended.

- Conservatory
- Lovely South facing Rear Garden
- Refurbished En-Suite Shower Room
- Village Location

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72 Lillybrook Estate Lyneham SN15 4AS

£235,000

An impressive 46x20 twin park home with garage boasting a CONSERVATORY, EN-SUITE BATHROOM and DRESSING ROOM located on Lillybrook, a family run estate for the over 50's based in the beautiful North-Wiltshire countryside, only a five-mile drive from the historic market town of Royal Wootton Bassett. The internal layout comprises a spacious entrance hallway, dual aspect, bay windowed lounge/diner, kitchen/breakfast room with a rear porch, shower room, a second double bedroom with fitted wardrobes and an impressive bedroom one complete with a modern refitted en-suite bathroom, a walk-through dressing room with fitted wardrobes which in turn leads to a beautiful conservatory looking out onto the southerly facing rear garden. Outside to the front is a neat and tidy low maintenance frontage with a block paved drive and garage with up and over door, power and lighting. To the rear is a garden mainly laid to lawn, a seating patio area and summer house and pergola included. Further attributes include uPVC double glazing, 'Karndean' throughout and

oil fired central heating. This 'Heritage Omar' home was sited in 2002 and has been very well looked after and maintained inside and out. Viewing are highly recommended so to arrange a viewing contact Alan Hawkins Property Sales today on 01793 840222.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Crescent

Tax Band A For year 2024/25 = £1467.57
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Mobile Homes Act 1983

Management Fee

Pitch Fee £218.15. Reviewed annually and increases with rate of inflation.

Services:

Oil Fired Central Heating

Mains Electric

Telephone

Internet Speeds: upto 100 mbps (Ofcom)

Risk of Flood: None (Environment Agency)



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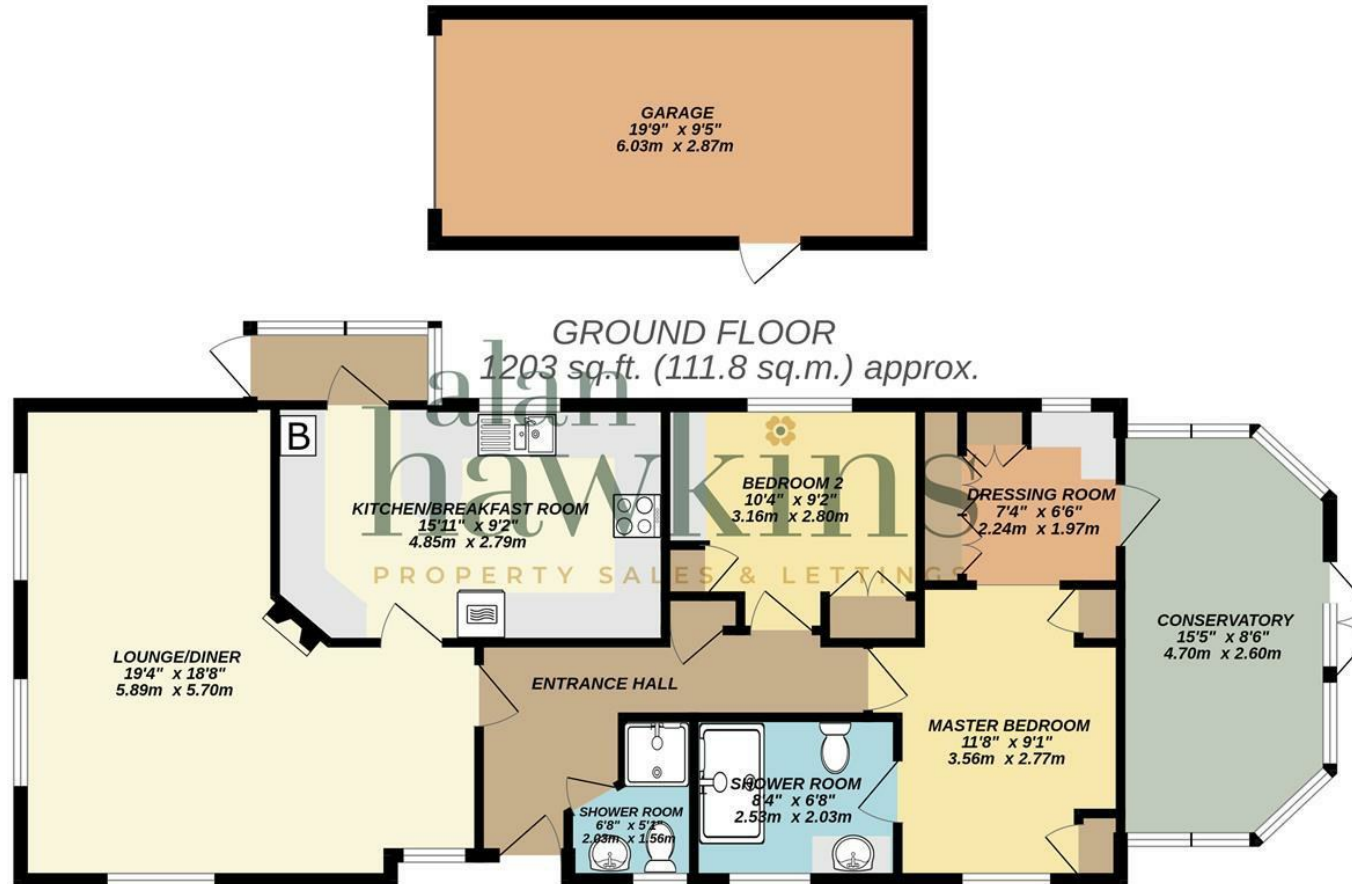
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EXC GARAGE 1016 SQ FT.

TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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