



40 Greenacre Park, Spilsby Road

Horncastle, LN9 6NJ

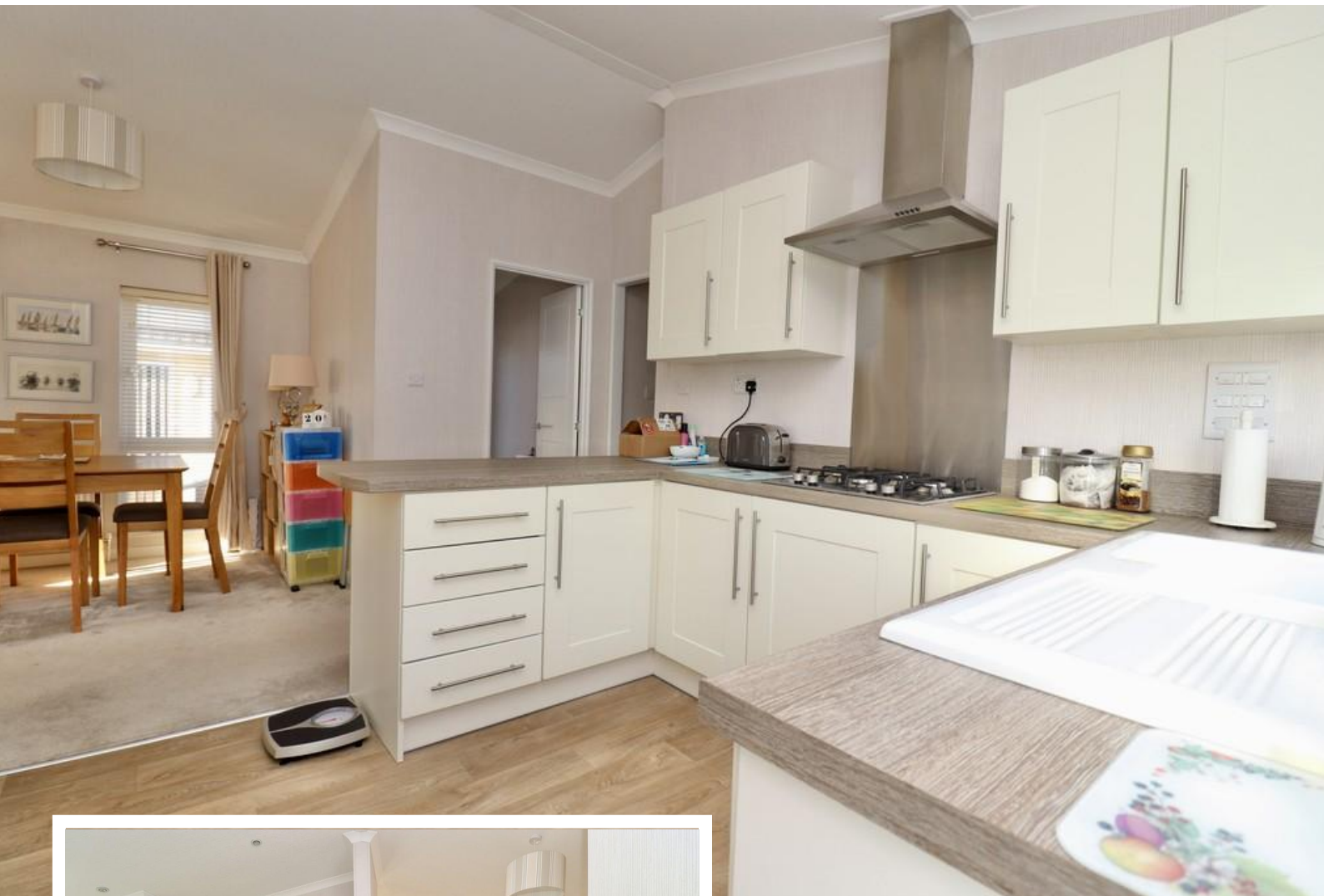


Book a Viewing!

£150,000

An immaculately presented two-bedroom modern Park Home located within the popular residential development of Greenacres Park, on the outskirts of the market town of Horncastle and close to the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Built approximately three years ago, the property occupies a private cul-de-sac position within the development, enjoying open green areas and countryside views. Externally, it benefits from a block-paved driveway providing off-road parking, low-maintenance gardens, and a useful outbuilding. Internally, the property offers spacious accommodation comprising Entrance Hallway with built-in storage, large L-shaped Lounge/Diner with multiple windows providing an abundance of natural light and double doors onto a decked seating area. The Lounge/Diner opens into a fitted Kitchen with a range of integrated appliances. An Inner Hallway leads to two Bedrooms and a Bathroom. Bedroom two includes fitted wardrobes, while the main Bedroom features a walk-through Dressing Area with fitted wardrobes leading into an En-Suite Shower Room. The property is offered for sale with no onward chain.





SERVICES

Mains electricity and water (billed quarterly by the Site Owner)

Drainage via central septic tank (maintained by the Site Owner)

LPG central heating

The Site Fee is approximately £184.00 per calendar month. All figures should be verified with the vendor's solicitor prior to exchange of contracts.

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.



LOCATION

Horncastle is a popular Market Town on the edge of the Lincolnshire Wolds. Horncastle has a traditional town market place and has a range of the usual shops and facilities. There is a local primary school, secondary school and a grammar school. The Cathedral City of Lincoln is located within approx. 18 miles.

ACCOMMODATION

HALL

With UPVC double glazed external door, storage cupboards and radiator.

L-SHAPE LOUNGE DINER

18' 4" x 18' 10" (5.59m x 5.74m) With Six UPVC double glazed windows, double doors opening onto the front decking area, wall-mounted electric fire and three radiators.

KITCHEN

11' 3" x 9' 2" (3.43m x 2.79m) With UPVC double glazed window and external door, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces and matching upstands, integral oven, four-ring gas hob with stainless steel splashback and extractor fan, integrated fridge/freezer, integrated dishwasher, spotlighting and a storage cupboard housing the gas fired central heating boiler.

INNER HALLWAY

Access to bedrooms and bathroom.



BEDROOM 1

9' 2" x 8' 8" (2.79m x 2.64m) With two UPVC double glazed windows, radiator, walk-through dressing area with a range of fitted wardrobes and drawers and leading to:

EN-SUITE

6' 10" x 5' 5" (2.08m x 1.65m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with drawers below and tiled splashback, shower cubicle with mains shower and tiled surround, heated towel rail, spotlighting and extractor fan.

BEDROOM 2

9' 2" x 7' 9" (2.79m x 2.36m) With UPVC double glazed window, fitted wardrobes and dressing table and radiator.



BATHROOM

6' 7" x 6' 0" (2.01m x 1.83m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with drawers below and tiled splashback, bath with tiled surround and shower attachment, heated towel rail and extractor fan.

OUTSIDE

To the side is a block-paved driveway providing ample off-road parking, leading to a gravelled garden with shrubs and pathway to a detached outbuilding. To the rear there are further low-maintenance gardens.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

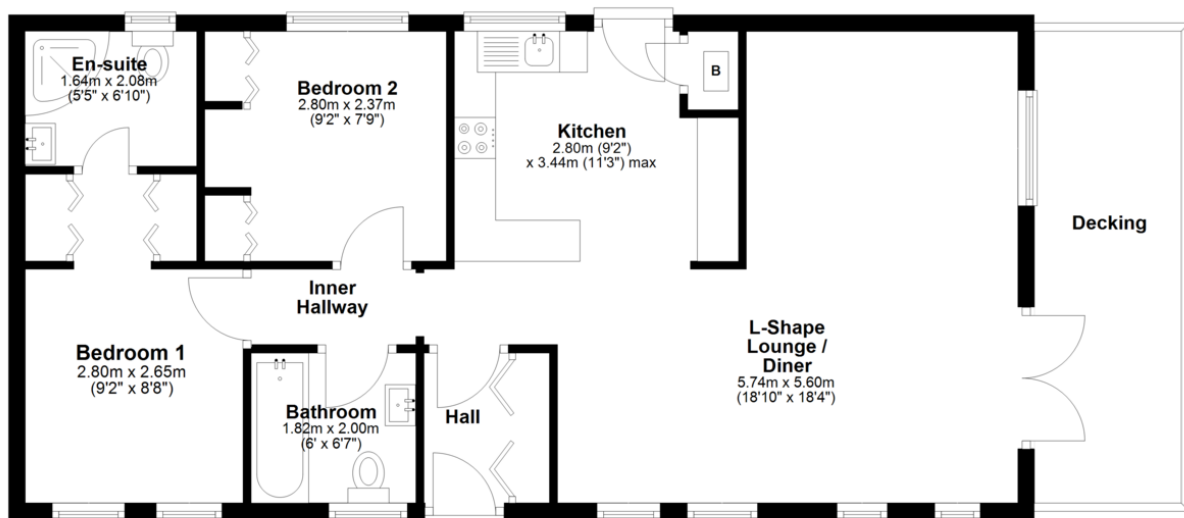
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 69.2 sq. metres (744.6 sq. feet)



Total area: approx. 69.2 sq. metres (744.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

