





**£220,000**

Situated in the village of Wigginton on a popular retirement park this beautifully presented two/three bedroom park home comprises lounge/dining room, kitchen, ensuite bathroom and separate shower room. The property also benefits from driveway parking for two cars and low maintenance garden. No dogs allowed.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Radiator, airing cupboard with storage heater.

## **LOUNGE/DINING ROOM**

Double glazed windows to front, side and rear. Radiators, Electric fireplace, door to Kitchen

## **KITCHEN**

Double glazed window to rear aspect, frosted glazed door to rear. Radiator, Range of floor standing and wall mounted units with roll edge work surface over, double drainer sink with mixer tap, integrated eye-level double oven, integrated gas hob, integrated dishwasher and fridge/freezer, space for washing machine, gas combination boiler in cupboard.

## **STUDY/BEDROOM THREE**

Double glazed window to front aspect. Radiator, built in desk and guest bed.

## **BEDROOM ONE**

Double glazed bay window to rear aspect. Radiator, built in wardrobes, fitted units, door to:

## **EN-SUITE**

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin in vanity unit, radiator, corner bath with shower over.

## **BEDROOM TWO**

Double glazed bay window to front aspect. Radiator, built in wardrobe.

## **SHOWER ROOM**

Frosted double glazed window to front aspect. Radiator, low level w.c., wash hand basin in vanity unit, shower, extractor fan.

## **OUTSIDE**

## **PARKING**

Driveway parking for two cars.

## **FRONT GARDEN**

Shingled garden with raised beds, steps rising to front door, outside light.

## **REAR GARDEN**

Laid to patio with brick built storage shed with power and light, outside tap, outside light, gated access to side.



BEECH PARK, WIGGINTON HP23 6BF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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