



## 24 Harpswell Hill Park

Hemswell, Gainsborough, DN21 5UT

**£87,500**

A well-presented and generous-sized three bedroom Park Home, situated on a private corner position within the popular over 50's site of Harpswell Hill Park in the village of Hemswell. The property is within easy access of both Gainsborough and Lincoln. Internally the property offers living accommodation briefly comprising of Kitchen, Utility Room, Lounge and Dining Area and an Inner Hallway leading to three Bedrooms, one having En-Suite Shower Room and Walk-In Wardrobe and a Bathroom. The property has gardens to both sides and the rear of the property and a driveway providing off-street parking which also gives access to a single garage.







#### **SERVICES**

Mains water, electricity and drainage. LPG central heating.

**GROUND RENT/PITCH FEE** - approx. £181.29pcm

**ADDITIONAL WATER UTILITY CHARGE** - approx. £10.78pcm

**SERVICE CHARGE REVIEW PERIOD** - Annually.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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 Vendor. Park Rules and Regulations are available upon request.

**COUNCIL TAX BAND** – A (West Lindsey District Council).

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Harpwell Hill Park is an established residential Park Home site set in a quiet and rural setting, to the North of the City of Lincoln. The site is restricted to the over 50's and pets are welcome. Harpwell Hill is surrounded by farmland and has open views across neighbouring fields and is also within easy access of the nearby town of Gainsborough and the Cathedral City of Lincoln.





## ACCOMMODATION

### KITCHEN

12' 8" x 7' 10" (3.86m x 2.39m), with external door, UPVC double glazed window, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, integral dishwasher and radiator.

### UTILITY ROOM

7' 10" x 5' 7" (2.39m x 1.7m), with UPVC double glazed window, vinyl flooring, base unit with work surface over, plumbing/spaces for washing machine and tumble dryer, space for fridge freezer, radiator and storage cupboard.

### LOUNGE

18' 7" x 9' 5" (5.66m x 2.87m), with UPVC double glazed window, UPVC double glazed bay window and radiator.

### DINING AREA

9' 5" x 6' 9" (2.87m x 2.06m), with UPVC double glazed window, external door and radiator.

### HALL

With access to three Bedrooms and Bathroom.

### BEDROOM 1

10' 6" x 9' 5" (3.2m x 2.87m), with UPVC double glazed window, radiator and fitted wardrobes and dressing table.

### EN-SUITE

With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin shower cubicle, radiator and extractor fan.

### WALK-IN WARDROBE

### BEDROOM 2

9' 5" x 9' 2" (2.87m x 2.79m), with UPVC double glazed windows, fitted wardrobes and drawers and radiator.

### BEDROOM 3

6' 9" x 6' 5" (2.06m x 1.96m), with UPVC double glazed window, fitted wardrobe and radiator.

### BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath, radiator and extractor fan.

### OUTSIDE

Outside there is a driveway providing off-street parking which also gives access to the single garage. There are lawned gardens to both sides and to the rear of the property.





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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

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**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.

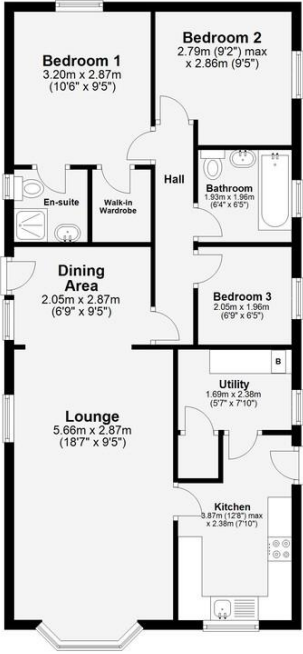
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### Ground Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

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

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