



## 28 Kingsmead Park

Swinhope, Market Rasen, LN8 6HS



Book a Viewing!

**£115,000**

A beautifully presented and modern two double bedroom park home situated in this popular over 50s and pet friendly park home site, in the Lincolnshire Wolds and within easy access to both Market Rasen and Louth. The property sits on an elevated position and offers views across the Lincolnshire Wolds. There is a decked seating area enjoying the views to the front, a garden to the side, a further decked seating area and low maintenance gardens to the rear and adjacent side with an outside bar/entertaining space and an outbuilding. The park home further benefits from two off road parking spaces. Internally the property has been tastefully updated and modernised by the current owners. The accommodation comprises of Hallway, Lounge Diner, Kitchen, Inner Hallway, Shower Room with a modern suite, Bedroom 1 with walk-in wardrobe and En-suite Shower Room and Bedroom 2 with fitted wardrobes. Viewing of the property is highly recommended.







#### **SERVICES**

Mains electric, water and drainage. Gas central heating.

**COUNCIL TAX BAND – A.**

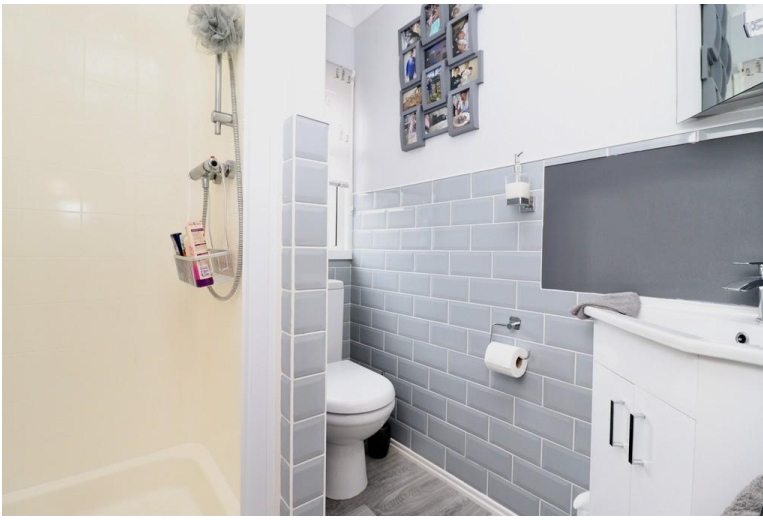
**LOCAL AUTHORITY** - West Lindsey District Council .

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

#### **LOCATION**

Kingsmead Park is a picturesque and welcoming Residential Park exclusively for the over 50's. Located within this prestigious area of outstanding natural beauty in the Lincolnshire Wolds, with views over open countryside and the nearby village Binbrook offer further amenities. Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, General Stores, a Post Office, Public House, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities and there is a popular green bowls club.





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.

**NOTE** - Ground Rent - approx. £177.90 per calendar month.

All figures should be checked with the Site Owners prior to completion of the sale.

## ACCOMMODATION

### HALLWAY

With UPVC double glazed external door, UPVC double glazed window and radiator.

### LOUNGER DINER

18' 10" x 14' 2" (5.74m x 4.32m), with UPVC double glazed window, external double doors and two radiators.

### KITCHEN

11' 7" x 8' 8" (3.53m x 2.64m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, composite sink unit and drainer, integral oven, integral microwave, four ring induction hob with extractor fan over and glass splashback, integrated dishwasher, space for fridge freezer, plumbing and space for washing machine and radiator.

### HALL

With access to two bedrooms and shower room and a storage cupboard.

### BEDROOM 1

10' 8" x 9' 3" (3.25m x 2.82m), with UPV double glazed window, radiator and walk-in wardrobe.

### EN-SUITE

5' 5" x 4' 4" (1.65m x 1.32m), with UPVC double glazed window, vinyl flooring, partly tiled walls, low level WC, wash hand basin with cupboard space below, walk-in shower cubicle, heated towel rail and extractor fan.

### BEDROOM 2

10' 8" x 9' 5" (3.25m x 2.87m), with UPVC double glazed window, fitted wardrobe and radiator.

### SHOWER ROOM

6' 6" x 5' 5" (1.98m x 1.65m), with UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, partly tiled walls, walk-in shower cubicle with panel boarding surround, heated towel rail and storage cupboard.

### OUTSIDE

To the front of the property there is a blocked paved area providing a parking space, steps up to the entrance with a decked area to the side which enjoys the views towards





the Lincolnshire Wolds. To the side of the property there is a lawned garden with a range of shrubs and a raised decked area. To the rear of the property there is a low maintenance gravelled gardens with a outbuilding, further decked area, outside bar and steps up to the lounge entrance. There is an additional parking space allocated to the property at the rear of the park home.

#### 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](http://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 Calum 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 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:

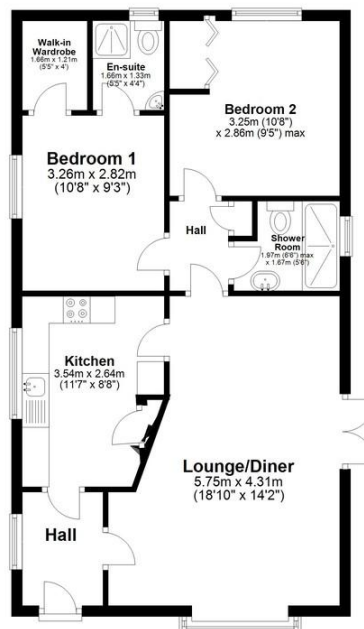
1. The detail is a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. 64.1 sq. metres (689.7 sq. feet)



Total area: approx. 64.1 sq. metres (689.7 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.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

