



17 Greenacres Park

Spilsby Road, Horncastle, LN9 6NJ



Book a Viewing!

£117,000

An immaculately presented two double bedroomed park home located within this popular residential Park Home Site of Greenacres Park on the outskirts of the Market Town of Horncastle and on the edge of the Lincolnshire Wolds. This park home has been tastefully updated by the current owners and has living accommodation to comprise of Entrance Hall, Inner Hallway, a dual aspect L-shaped Lounge Diner, Kitchen with a range of modern fitted units and a range NEFF integrated appliances. The main Bedroom has fitted wardrobes and an adjoining En-Suite Shower Room with a modern suite. Furthermore, there is a second double Bedroom with fitted wardrobes and an additional Bathroom. The park home sits on a corner plot with low maintenance gardens to the front, side and rear, including a recently fitted ramp/decked area providing easy access to the property. There is a private covered seating area, two garden sheds and there is the additional benefit of off road parking for two vehicles.





SERVICES

Mains electricity and water which are billed quarterly by the Site Owner.

Drainage to a central septic tank for the development which the Site Owner maintains.

LPG central heating.

The Site Fee is approximately £184.00 per calendar month - all figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

EPC RATING — Exempt.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - East Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Greenacres is a well established park in the picturesque market town of Horncastle, Lincolnshire.

Greenacres Park is one of many parks owned and managed by a family with over 40 years experience in the park home industry.



Horncastle sits at the heart of Lincolnshire, halfway between the Cathedral City of Lincoln and the county's famous sandy beaches. Known as the 'gateway to the Lincolnshire Wolds', Horncastle is surrounded by countryside and is on the edge of the Lincolnshire Wolds, recognised for its outstanding natural beauty. The Town has a wide variety of facilities you would expect in a Market Town including a host of shops, supermarkets, doctors, vets, dentist, pharmacy, butchers, bakeries, banks, hairdressers/barbers, takeaways, fish and chips, Costa Coffee and variety of places to eat with a selection of restaurants, tea rooms, cafes, public houses and bars.

NOTE

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.

HALLWAY

With uPVC double glazed external door, laminate flooring and storage cupboard.

INNER HALLWAY

With laminate flooring and radiator.

LOUNGE/DINER

19' 5" x 14' 5" (5.92m x 4.39m) With three uPVC double glazed windows, laminate flooring and two radiators.

KITCHEN

11' 8" x 9' 5" (3.56m x 2.87m) With uPVC double glazed external door, uPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, composite sink drainer with mixer tap, NEFF oven (including steaming function, integrated NEFF microwave, NEFF induction hob with extractor fan over, plumbing and space for a washing machine, space for a fridge freezer, radiator and automatic LED spotlighting and cupboard space housing the gas fired central heating boiler.

BEDROOM 1

10' 0" x 7' 5" (3.05m x 2.26m) With uPVC double glazed window, fitted wardrobe and radiator.

EN-SUITE

9' 5" x 3' 11" (2.87m x 1.19m) With uPVC double glazed window, vinyl flooring, low level WC with a wireless bidet seat, wash hand basin with cupboard space below and walk-in shower, panel boarding to walls, radiator and extractor fan.

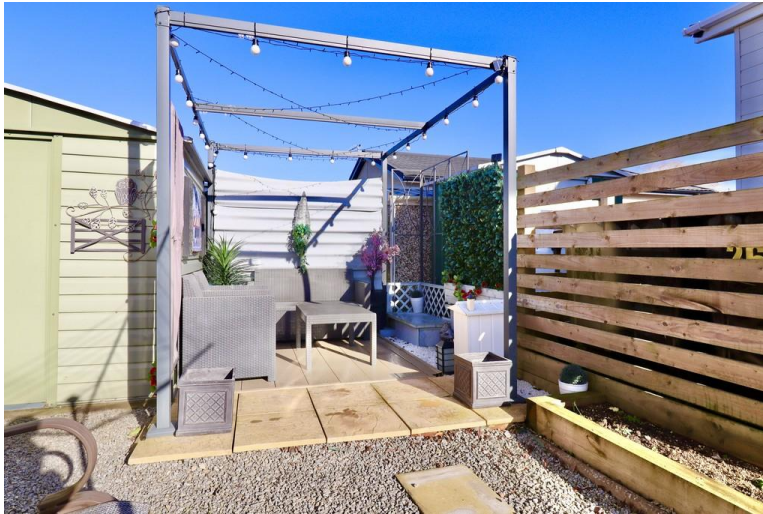
BEDROOM 2

9' 10" x 9' 9" (3m x 2.97m) With uPVC double glazed window, fitted wardrobes and radiator.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) With uPVC double glazed window, vinyl flooring, suite to comprise of low level WC, wash hand basin with cupboard space below and bath, radiator and extractor fan.





OUTSIDE

The property sits on a corner plot with low maintenance gravelled gardens to the front, side and rear of the property. There is a ramp and decked area which provides easy access to the property via the Kitchen. There is a covered seating area, two garden sheds and two block paved areas providing off road parking for two vehicles.

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 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 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

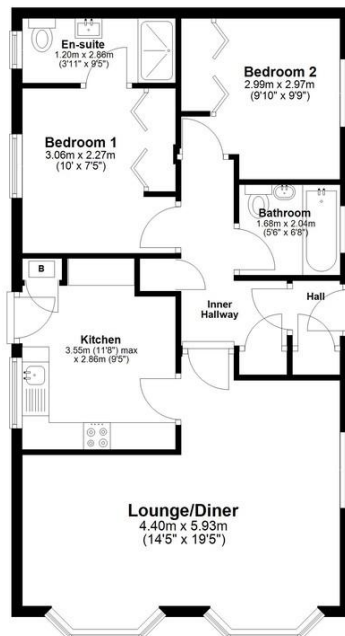
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 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.

29 – 30 Silver Street
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LN2 1AS

22 Queen Street
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