

HoldenCopley

PREPARE TO BE MOVED

Park Home Estate, Langar, Nottingham NG13 9HZ

Guide Price £170,000

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GUIDE PRICE £170,000 - £190,000

SPACIOUS LIVING ACCOMMODATION...

Welcome to this two-bedroom park home nestled in a highly sought-after yet tranquil location, just a short walk away from the local village. As you step inside, you'll be immediately captivated by the spacious living space that greets you. The living room is a true highlight, boasting an abundance of natural light that streams in through large windows, creating a warm and welcoming atmosphere. The open design effortlessly leads you into the dining room, connected to the dining room is the open-plan fitted kitchen that is well-equipped with integrated appliances. This home boasts two generously sized double bedrooms, with the master bedroom having the added luxury of a dressing room complete with fitted wardrobes, adding an element of convenience and organisation to your daily routine. A three-piece bathroom suite completes the interior rooms, providing a comfortable and stylish space for your daily routines and relaxation. Outside, the front of the property offers a substantial driveway, capable of accommodating multiple vehicles for off-road parking. At the rear of the property, you'll discover a block-paved patio seating area. Additionally, the property includes two outbuildings that come equipped with water and power supplies.

MUST BE VIEWED





- Park Home
- Two Bedrooms
- Two Reception Rooms
- A Fitted Kitchen
- A Three-Piece Bathroom Suite
- A Dressing Room
- Large Driveway
- Spacious Living Accommodation
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Living Room

21'4" x 12'9" (6.52m x 3.91m)

The living room has carpeted flooring, two radiators, recessed spotlights, open access to the dining room and three UPVC double-glazed bow windows to the front and side elevations.

Dining Room

10'4" x 15'10" (3.17m x 4.83m)

The dining room has tiled flooring with underfloor heating, two radiators, an in-built storage cupboard, recessed spotlights, in-ceiling Bluetooth speakers, a UPVC double-glazed bow window to the front elevation and double UPVC doors providing access into the accommodation.

Kitchen

10'4" x 17'10" (3.16m x 5.46m)

The kitchen has a range of fitted base and wall units with composite granite worktops, a sink and half with a drainer and a swan neck mixer tap, space from an oven, an extractor fan, an integrated dishwasher, an integrated washing machine, an under unit flip down TV, a feature breakfast bar island, partially tiled walls, recessed spotlights, in-ceiling Bluetooth speakers, tiled flooring with underfloor heating, a UPVC double-glazed bow window to the rear elevation and a single UPVC door providing access to the rear garden.

Hall

12'11" x 2'11" (3.95m x 0.89m)

The hallway has tiled flooring with underfloor heating, recessed spotlights, coving to the ceiling and access to the loft.

Master Bedroom

12'7" x 12'0" (3.86m x 3.68m)

The main bedroom has carpeted flooring, coving to the ceiling, recessed spotlights, fitted wardrobes, a fitted dresser, a radiator and a UPVC double-glazed bow window to the front elevation.

Dressing Room

6'6" x 8'2" (2.00m x 2.51m)

The dressing room has carpeted flooring, recessed spotlights, coving to the ceiling and a range of fitted wardrobes and cupboards.

Bedroom Two

10'10" x 10'5" (3.32m x 3.18m)

The second bedroom has carpeted flooring, coving to the ceiling, recessed spotlights, a radiator, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bathroom

7'4" x 10'8" (2.26m x 3.26m)

The bathroom has a low level dual flush W/C with a vanity-style storage unit with a wash basin, a shower enclosure with an overhead rainfall shower with a handheld shower head, a heated towel rail, partially tiled walls, a waterproof splashback, a radiator, vinyl flooring, recessed spotlights, a skylight window and a UPVC double-glazed bow window.

OUTSIDE

Front

The front of the property has an enclosed garden with a block-paved driveway, a lawn, hedged borders and fence panelling.

Rear

The rear of the property has an enclosed garden with block-paved area hedges borders and two outbuildings with water and power supply housing a washing machine and dryer.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Ground Rent in the year marketing commenced (£PA):£2739.24 paying £228.27 per month

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent.

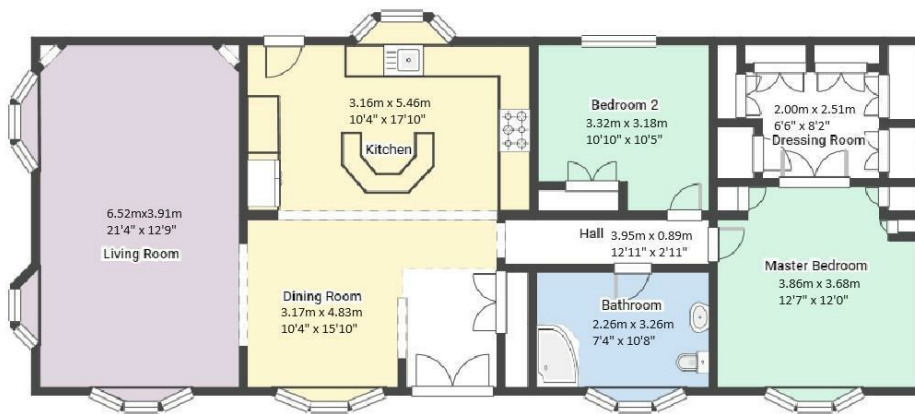
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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