



**10 Sandholme Lane, Leven, HU17 5LW**

**£99,950**



**\*\* RESIDENTIAL PARK HOME!! \*\***

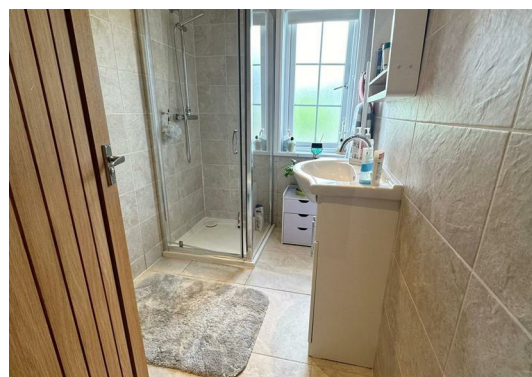
This beautiful 2 bedroom park home is sited at Sandholme Park in Leven. The home is fully residential and sits on a lovely plot within this stunning park, the park is not far from the amenities of Leven and has idyllic surroundings running alongside the canal and fields wrapping around beyond. The home is light and airy with modern kitchen and shower room and a cosy living room and both bedrooms benefit from built in wardrobes. Contact Our House now to find out more about this property - 01964 532121

Floorplan briefly comprises of:- Entrance Hall, Breakfast Kitchen, Lounge, 2 Bedrooms and Shower Room.

Council Tax Band - A

Tenure - Leasehold, this site is solely for the over 50's who can use the site the full year round for residential use.

Ground Rent - we believe the ground rent to £2400 per annum.



## Entrance Hall

### Lounge

10'11" x 8'0" (3.35 x 2.44)

Windows to front, side and rear aspect. Electric fireplace, carpet and two radiator.

### Breakfast Kitchen

11'1" x 7'11" (3.39 x 2.42)

Window to rear and French doors to front. A range of fitted wall and base unit with work surfaces, stainless steel single drainer and bowl sink unit, gas hob and built in electric oven, built in fridge freezer, integral washing machine and dishwasher, tiled flooring, coving to ceiling and extractor fan.

## Bedroom 1

11'1" x 7'8" (3.39 x 2.35)

Window to front, built in wardrobes, carpet and radiator.

## Bedroom 2

7'11" x 4'5" (2.43 x 1.37)

Window to rear, coving to ceiling, carpet and radiator.

## Shower Room

7'11" x 5'1" (2.42 x 1.57)

Window to rear, wash hand basin, step in shower, w.c, tiled walls and flooring, extractor fan and heated towel rail.

## Rear Garden

Wrap around garden.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Our House Estate Agents

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