



6 Moorlands Park Ashby Road

Sinope | LE67 3AY | Offers In The Region Of £120,000

**ROYSTON
& LUND**

- Offers In The Region Of £120,000
- L-Shaped Lounge/Dining Room
- Two Bedrooms
- Parking For Two Vehicles
- Freehold - EPC Exempt
- Sold With No Upward Chain
- Modern Kitchen - Separate Utility
- Shower Room/WC
- Low Maintenance Garden With Outdoor Power Sockets
- Council Tax Band A - Ground Rent Approx. £180PCM





No Chain

Offers In The Region Of £120,000

Royston & Lund are pleased to present this well-presented park home situated in Moorlands Park, Coalville. The property benefits from being surrounded by scenic countryside and it is a short drive away from excellent amenities.

In brief, the property comprises of an L-shaped lounge/dining room, modern kitchen, separate utility room, two bedrooms and a shower room/WC. There are French doors to the front elevation which give access to an outdoor terraced seating area.

Outside, there is parking for two cars; one to the side and another to the front. There is a low maintenance garden space which features a pergola seating area and a patio. Lastly, there is outdoor store.

Ground rent approx. £180PCM

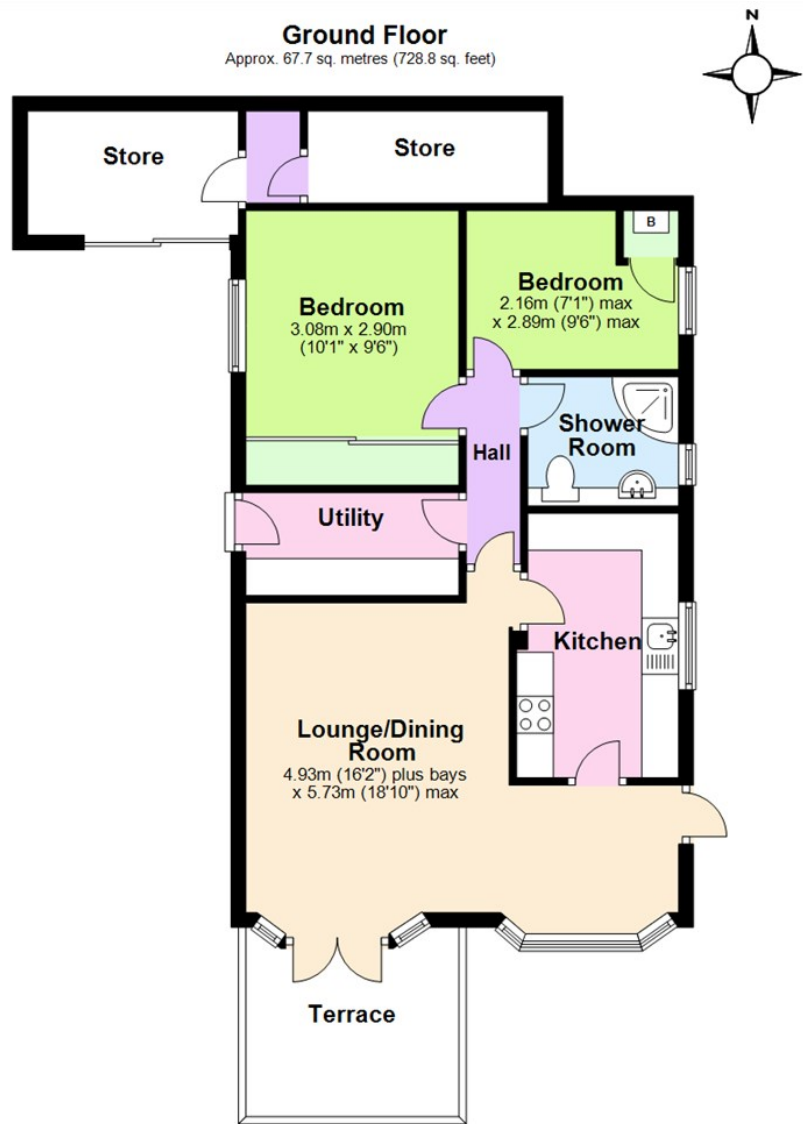
The site is for over 50's only and is ideal for those looking to downsize.

Cash Buyers Only!

Other Notable Features:-

- All external walls (except the front wall) are boarded with thermal plasterboard.
- Blinds are seasonal (retain heat in the winter and cool in summer).
- Outdoor sockets either side
- Outdoor taps either side





Total area: approx. 67.7 sq. metres (728.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

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.

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