

Design  
Your Own  
Park  
Home



Barton Broads Park



Barton Broads Park, Maltkiln Road, Barton-Upon-Humber,  
From £190,000







---

## KEY FEATURES

- Choose From Accredited Suppliers
- Built to BS3632 Standards With a 10 Year Guarantee
- Fully Furnished
- Choice of Fixtures and Fittings
- Central Village Location
- Close to Public Transport Links
- Private Access to The Nature Reserve
- Residential Development
- Over 50's Site
- Community Living & Allocated Parking

## LOCATION

They say that location, location, location is the key when buying your next home and nothing could describe Barton Broads any better with a Park Home development set in over 18 acres, including 8 acres of natural lakes where wildlife flourishes in abundance - it's the perfect environment to enjoy your life to the full.

---

## PARTICULARS OF SALE

We are offering a service to create a home of your dreams and we will be delighted to work with you to tailor the layout and decor of your home to ensure it meets your individual needs and requirements.

A dedicated design team will make sure that your newly designed park home fits the chosen plot and layout. With made to measure floorplans for your approval.

Every park home comes fully furnished and you can choose from an impressive selection of luxury fitted kitchens with appliances, en-suite bathrooms, fitted wardrobes and furnishings.

On our development we have new homes to view and get an idea and inspiration for your very own park home of your dreams.

Do not hesitate and enquire today!



An exclusive development of contemporary park homes for people over 50 years of age. Suited for the modern life being fully furnished with high quality finishes and decor. Private access to the surrounding nature reserve and minutes' walk away from local amenities and transport links.

Perfect for someone looking to escape the busy city lifestyle.

---

## TENURE

The tenure of this property is Leasehold.

---

## LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

---

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

---

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

---

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

---

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

---

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



SITE PLAN



