

## Four Seasons Park, Chapel St Leonards

£150,000



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- Park Home
- 2 Bedrooms + Box room
- Separate Dining Room
- Over 55s
- Lovely Location

- Comes Fully Furnished
- No Onward Chain
- Viewing Recommended
- LPG Heating
- Tax Band A





**\*NO ONWARD CHAIN\*** Oxford Family Estates are pleased to offer a 2 Bedroom plus a Box room Park Home on the popular Four Seasons site in Chapel St Leonards for the over 55s. The property comes fully furnished.

**Porch** 2.94m x 1.51m (9'7" x 4'11")

Enter through Upvc door into porch with Upvc double glazed windows to the front elevation. Wide sliding double glazed door to lounge and separate door to the kitchen. Vinyl flooring and currently laid out with a cane coffee table and 2 chairs.

Windows have 5 years guarantee remaining.

**Lounge** 5.42 x 2.81m (17'7" x 9'2")

Centred around an electric fireplace on brick and tiled hearth in the recess, a radiator under with bow window to the side elevation. Opening flows through to the dining room. Currently laid out with 2 seater settee, two single recliners, display cabinet and various side tables.

**Kitchen** 4.20m max x 2.87m max (13'9" x 9'4")

Fitted with a range of wall and base units in an ivory white with grey worktops. There is a freestanding Logik double electric oven and 4 ring hob, Samsung microwave, Indesit washing machine and space for tower fridge freezer. Sliding doors to the storage cupboard housing the glow worm combo boiler off the LPG gas bottles. 1 & 1/2 stainless steel sink under dual aspect Upvc double glazed windows to front and side elevations.

**Dining room** 3.00m x 2.08m (9'10" x 6'9")

Currently laid out with fold out table, 4 chairs and sideboard unit. Doorway to the rear hall and bedrooms.





**Bathroom** 1.99m x 1.67m max (6'6" x 5'5")

Thermostatic mixer shower in corner enclosure with vanity unit sink and low level toilet. Laminate tiled floor and fully tiled walls with radiator and obscure Upvc double glazed window to the side elevation.



**Bedroom 1** 2.88m x 2.65m (9'5" x 8'8")

Double bedroom with a double and a single built in wardrobe, drawers and bedside cabinets. Radiator under Upvc double glazed window to the rear elevation.



**Bedroom 2** 2.87m max x 2.12m (9'4" x 6'11")

Bedroom with fitted wardrobe and dresser unit and bedside cabinet. Radiator under Upvc double glazed window to the rear elevation.

**Bedroom 3 / Box room** 2.01m x 1.71m (6'7" x 5'7")

Box room with radiator and Upvc double glazed window to the side elevation.



**Garage** 5.40m x 2.20m (17'8" x 7'2")

Up and over door.

**Outside**

The property has a good size driveway leading up to the garage. There are gardens to both sides of the property and a nice size rear garden.

**The Park**

On the park itself there is a lovely fishing lake with seating around and a secure gate leading onto a walkway with access to the beach.

The park is for residents over 55.

Site Fee's: £208.26 per month which includes water and drainage. Pet Friendly



## Tenure

Park homes are neither freehold or leasehold. They are governed by the Mobile Homes act 1983 and the Mobile Homes (Selling & Gifting) Regulation 2013.

## Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.

