

for sale

offers in the region of **£125,000**



Bramfield Park Homes Theddingworth Road Lubenham Market Harborough LE16 9TP

An excellent opportunity to purchase this charming one bedroom park home located just outside the picturesque village of Lubenham.



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Property Details

Agent's Note

There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the site' in

general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Living Room

This generously proportioned room accessed via the dining kitchen boasts double aspect windows giving plenty of natural light and benefits from a feature electric stove. External door leading to the rear garden. Radiator.

Dining Kitchen

Situated to the front of the property, the kitchen features modern cabinets fitted in November 2025 with built-in electric oven with hob and extractor hood above, space for washing machine and fridge, single basin with draining board, windows to sides of property. Radiator.

Double Bedroom

Double bedrom with fitted wardrobe, built-in dressing table and window to front.

Shower Room

Fully tiled shower room containing shower enclosure with mains shower and marble effect shower panels, WC, heated towel rail, free-standing sink and stylish feature flooring.

Outside

To the rear of the property is a garden laid with artificioial turf which can be accessed from outside and also from the living room via a decking area. The property has two parking spaces, driveway with metal storage sheds with an attractive metal fence enclosing the garden.





To view this property please contact Connells on

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11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308209 - 0016

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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