



Connells

Cheveley Park  
Grantham





## Property Description

Connells are delighted to bring to the market this two bedroom park home with allocated parking which is situated on a quiet cul de sac of the park. The Park Home site is a 50's retirement complex. This park home briefly comprises of Entrance Hall, Lounge with laminated flooring, Kitchen with built in oven and a gas hob, two bedrooms with carpets, shower room. Outside the property offers a rear garden with a greenhouse and garden space around the side leading to a front garden space.

There is a bus route directly outside the complex which is on the outskirts of Grantham with direct access on to the A 1 Southbound and Northbound. It is less than five minutes drive from the town centre and local amenities and a train station with direct links to London Kings cross.

This property is being sold with no chain.

## 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 other 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 Owner's 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](http://www.gov.uk))"

### Entrance Hall

6' 8" x 4' 3" ( 2.03m x 1.30m )

### Lounge

11' x 10' ( 3.35m x 3.05m )

### Kitchen

8' 8" x 6' 8" ( 2.64m x 2.03m )

### Bedroom One

11' 11" x 11' 10" ( 3.63m x 3.61m )

### Bedroom Two

11' 1" x 9' 9" ( 3.38m x 2.97m )

### Bathroom

7' 4" x 5' 4" ( 2.24m x 1.63m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

**check out more properties at [connells.co.uk](http://connells.co.uk)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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