



**Little Meadow, Woodside Home Park, Woodside, Luton,
LU1 4LP**

welcome to

Little Meadow, Woodside Home Park, Woodside, Luton

Modern, two-bedroom park home with open-plan living, fitted kitchen, good sized bedrooms and a bathroom set within a beautiful community. Peaceful park location close to local amenities and transport links.

Entrance Hall

Upvc door to the side and radiator. Doors to the lounge/diner, both bedrooms and the bathroom.

Lounge / Diner

19' 8" max x 15' 11" max (5.99m max x 4.85m max)
'L' shaped room - electric fireplace, 2 radiators and double-glazed windows to the front and side. Door to the kitchen.

Kitchen

14' 6" x 9' 6" (4.42m x 2.90m)
Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer and a space for a cooker. Built-in storage cupboards and space for a washing machine, tumble dryer and a fridge/freezer. Double-glazed window to the rear and double-glazed door to the rear.

Bedroom One

11' x 7' 10" (3.35m x 2.39m)
Built-in wardrobes, radiator and double-glazed window to the rear.

Bedroom Two

8' 7" x 7' 9" (2.62m x 2.36m)
Built-in wardrobe, radiator and double-glazed window to the side.

Bathroom

Fully tiled with pedestal wash hand basin, low-level WC and bath with shower over. Heated towel rail and double-glazed obscured window to the side.

Outside Garden

Enclosed by a mix fencing and hedging the garden is laid to lawn with a patio area and 2 storage sheds

Parking

On-street parking outside the property.

Agents 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).



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



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**Little Meadow, Woodside Home Park,
Woodside, Luton**

- TWO BEDROOMS
- PARK HOME
- OPEN-PLAN LIVING
- GARDEN
- COUNTRYSIDE VIEWS

Tenure: EPC Rating: D
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.

£160,000



view this property online [brownandmerry.co.uk/Property/LBZ109510](https://www.brownandmerry.co.uk/Property/LBZ109510)



Property Ref:
LBZ109510 - 0003

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