



- Luxury Park Home
- 2 Bedrooms
- 2 Bathrooms
- 759 Sq Ft Of Accommodation
- Open Plan Living
- Furniture Included
- uPVC Privacy Glass & 'Residential \* Winter Package'
- 3 Lakes To Enjoy & To Fish!

Barlings Lane, Langworth, LN3 5DF,  
Offers In Region Of £95,000 - Leasehold







Offered for sale with no onward chain is this luxury park home situated in Barlings Lane, Langworth. Situated a short 15 minutes drive from Lincoln city centre the site boasts security access, 3 fishing lakes and open field views. The park home itself was purchased and built in 2017 and measures approximately 759 sq ft. Coming with the 'residential & winter package' the park home also includes all fixed furniture with the sale of the property. Accommodation briefly comprises a large open plan living space with kitchen area featuring a range of integral units, feature electric fireplace, uPVC double glazed windows throughout with privacy glass, a master bedroom which features built-in wardrobes and dresser as well as an en-suite, a second bedroom which features 2 single beds and access to a large wardrobe, there is also a main bathroom with corner shower set up. Further additions to the park home include an extensive timber decking area, allocated parking for 2 vehicles and 2 metal framed storage units, a communal sewerage system, smart meters, Calor gas central heating with combination boiler. Leasehold property with 20 years left on the lease and service charges and ground rent combined costs of £2,975 per annum plus water bill on top. The site itself boasts 3 lakes which can be fished throughout the year. For further details contact Starkey&Brown. Council tax band: No council tax is paid on the park but purchaser must show proof of their second address where council tax is paid. Leasehold.





### Access to the property via:

Timber decking area with ramped and stepped access. Leading to:

### uPVC Front door entry to side aspect leading into:

### Open Plan Living Space

Having seating and dining kitchen.

### Kitchen Area

Having a range of base and eye level units with fitted worktops, fridge freezer, gas hob and extractor hood, integral oven, washing machine, microwave and pantry cupboard. Combination 4 uPVC windows and sliding doors leading onto decking area. A feature electric fireplace, 3 radiators, furniture to include 6 seater dining table, sofa and x 2 arm chair set, chest of drawers, TV stand and large storage cabinet.

### Master Bedroom

15' 6" x 9' 7" (4.72m x 2.92m)

Having uPVC double glazed windows x 2 to side aspect, built-in wardrobes and dressing table, double bed with mattress and bedside units. Access to:

### En-Suite

5' 6" x 4' 10" (1.68m x 1.47m)

Having corner shower cubicle, low level WC, hand wash basin unit, chrome heated hand towel rail, extractor fan and uPVC double glazed obscured window to side aspect.

### Bedroom 2

8' 10" x 9' 6" (2.69m x 2.89m)

Having uPVC double glazed window to side aspect, 2 single beds with mattresses, radiator, loft access, bedside cabinets and dressing table. Access into:

### Large Wardrobe

3' 4" x 6' 10" (1.02m x 2.08m)

Having shelving and hanging rails.

### Bathroom

5' 6" x 6' 10" (1.68m x 2.08m)

Having shower cubicle set up, uPVC double glazed obscured window to side aspect, vanity hand wash basin unit, extractor unit, chrome heated hand towel rail and low level WC.

### Storage Cupboard

Housing gas central heating combination boiler powered through Calor gas.

### Timber Decking Space

Expands the front facade of open plan living space. Timber decking arrangement and ramped access.

### Outside

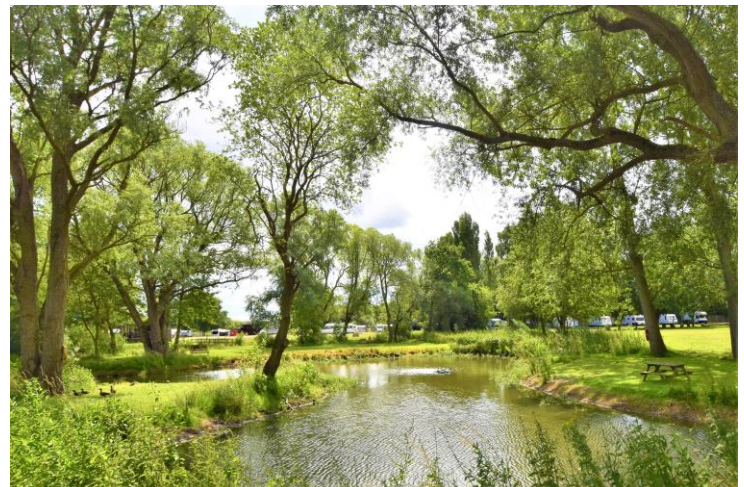
Two allocated parking spaces, paved area and 2 metal framed storage units.

### Agents Note

The site works off a communal sewerage system, smart meters for electric and gas. Water meters are run separately by the site.

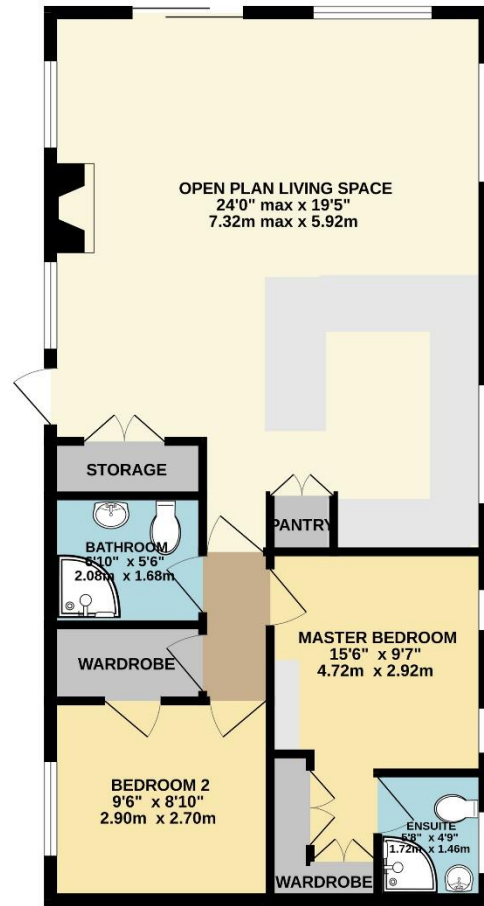
### Agents Note 1

When purchased in 2017 the lease was for 25 years. There is currently 20 years remaining. The charges are £2,975 per annum with water bills on top.





GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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