



Kingsmead Park, Swinhope, Market Rasen, LN8 6HS

welcome to
Kingsmead Park, Swinhope, Market Rasen

Situated within a sought after over 50's development with countryside views is this spacious and well presented park home. Boasting two double bedrooms, en suite and walk in wardrobe to the master bedroom, a modern fitted kitchen with some integral appliances and allocated parking.



Entrance Hall

With double glazed window to the side, carpet flooring and radiator.

Lounge / Diner

14' 1" x 18' 9" (4.29m x 5.71m)

With double glazed window to the front, double glazed doors to the side, carpet flooring and two radiators.

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)

With double glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, integral microwave, electric hob with extractor fan over, space for washing machine, sink and drainer, integral dishwasher, vinyl flooring, boiler (installed May 2024), radiator and part tiling to the walls.

Bedroom One

9' 3" x 10' 8" (2.82m x 3.25m)

With double glazed window to the side, walk in wardrobe, carpet flooring and radiator.

En Suite

With obscured double glazed window to the rear, shower, wc, wash hand basin, vinyl flooring, extractor fan and part tiling to the walls.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

With double glazed window to the rear, fitted wardrobe, carpet flooring and radiator.

Shower Room

With obscured double glazed window to the side, shower, wc, wash hand basin, vinyl flooring, extractor fan and part tiling to the walls.

Outside

Property benefits from multiple enclosed decking areas ideal for seating, a fence enclosed area of gravel, areas of lawn surrounding, outside taps and electrics each side of the garden and allocated parking for two cars.

Metal Shed

With power and light.



view this property online williamhbrown.co.uk/Property/LCR122997



welcome to

Kingsmead Park, Swinhope, Market Rasen

- WELL PRESENTED & SPACIOUS PARK HOME
- TWO DOUBLE BEDROOMS
- EN SUITE & SHOWER ROOM
- AMPLE SEATING SPACE WITHIN GARDENS
- ALLOCATED OFF ROAD PARKING

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.

£110,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122997



Property Ref:
LCR122997 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk