



**Braemar Residential Park, Kirkby Green Lincoln LN4 3PD**



***welcome to***

**Braemar Residential Park, Kirkby Green Lincoln**

Well-presented one-bedroom lodge for residents aged 55 and over, set in a peaceful park with a bright lounge, fitted kitchen, double bedroom and modern shower room. Outside features include a driveway for one car, garden area and field views to the rear. Offered with no onward chain.



**Lounge**

9' 11" x 9' 7" ( 3.02m x 2.92m )

There is a TV point, radiator, cupboard and windows to the side and rear.

**Kitchen**

9' 8" x 6' 6" ( 2.95m x 1.98m )

Fitted with a range of wall and base units with work surfacing over, single drainer sink, gas oven, space for fridge freezer, plumbing for washing machine and two windows to the side.

**Bedroom One**

10' 8" x 9' 8" ( 3.25m x 2.95m )

There are two built-in wardrobes, radiator and window to the front.

**Shower Room**

7' x 4' 1" ( 2.13m x 1.24m )

Fitted with a shower cubicle, wash hand basin, WC, radiator and window to the side.

**Outside**

To the outside there is a mature wraparound garden with field views to the rear, ramped access and parking for one vehicle.

**Agents Note**

We have been advised by the current owner that the property has been fully decorated, new kitchen cupboards and built-in wardrobes added in the last eight months. Also the outside, roof repainted and underfloor heating installation done.



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## **Braemar Residential Park, Kirkby Green Lincoln**

- Set in the corner of the site with field views
- Beautifully presented throughout
- Pleasant garden wrapping around property
- Driveway with parking for one car
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2019.48

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £75,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112696 - 0004

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