



Braemar Residential Park, Kirkby Green Lincoln LN4 3PD

welcome to

Braemar Residential Park, Kirkby Green Lincoln

A 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.

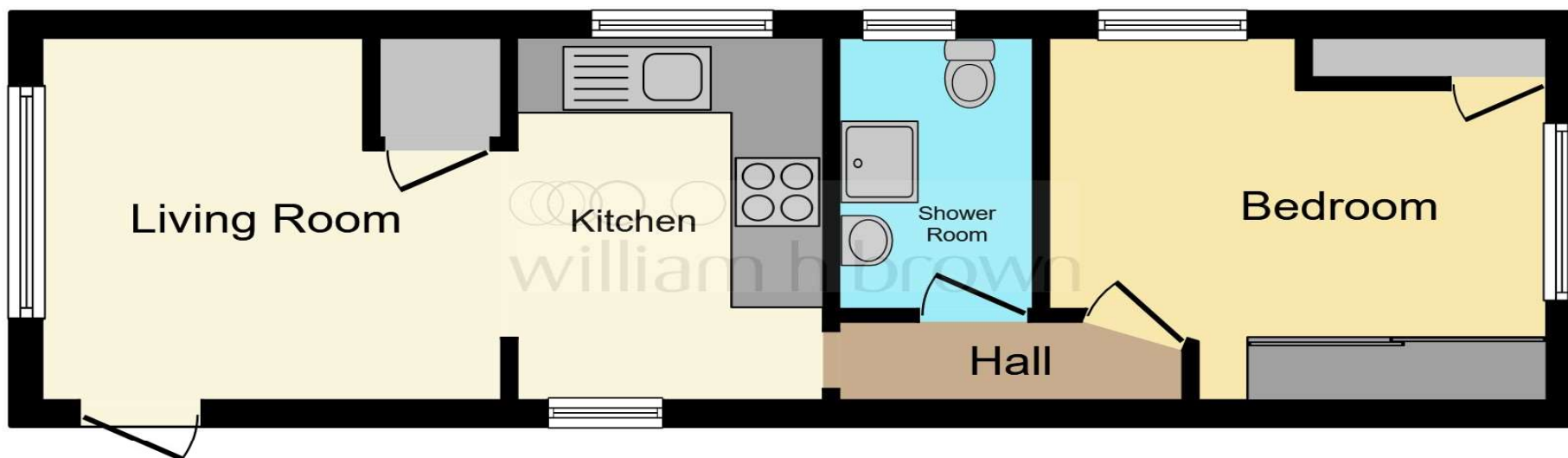
Agents Note

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.



view this property online williamhbrown.co.uk/Property/SNH112696





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

welcome to

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

view this property online williamhbrown.co.uk/Property/SNH112696



Property Ref:
SNH112696 - 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



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk