



Mallard Pastures, Crow Lane, Little Billing, Northampton **Freehold** £50,000

**Pattison
Lane**

Key Features

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- Three Bedroom Park Home
- Balcony Overlooking Lake
- Integrated Kitchen Appliances
- Easy Access to Main Road Links
- Popular Billing Aquadrome Location

A deceptively spacious and well-presented three bedroom park home situated on the ever popular Billing Aquadrome site. Accommodation to include, an open plan living / kitchen/ dining room, ensuite WC to the master bedroom, a bathroom & double doors opening to a large balcony with views of the lake.



The Accommodation comprises of;

LIVING ROOM 13'8 x 11'5 (4.16m x 3.47m)
Windows. French style doors opening to the balcony.
Open to kitchen / dining area. Electric fire with surround.

KITCHEN / DINING ROOM 8'10 x 13'8 (2.69m x 4.16m)
Fitted with units to base and wall with contrasting work surfaces over. Sink and drainer unit with mixer tap over. Under unit down lighting. Integrated appliance to include an oven, inset hob with cooker hood over, a fridge / freezer, washing machine and dishwasher. Windows. Door to outside.

HALLWAY
Doors to bedrooms and bathroom.

BEDROOM ONE 6'11 plus bay x 8'10 plus recess (2.10m x 2.69m)
Bay window. Fitted furnishings. Door to en suite.

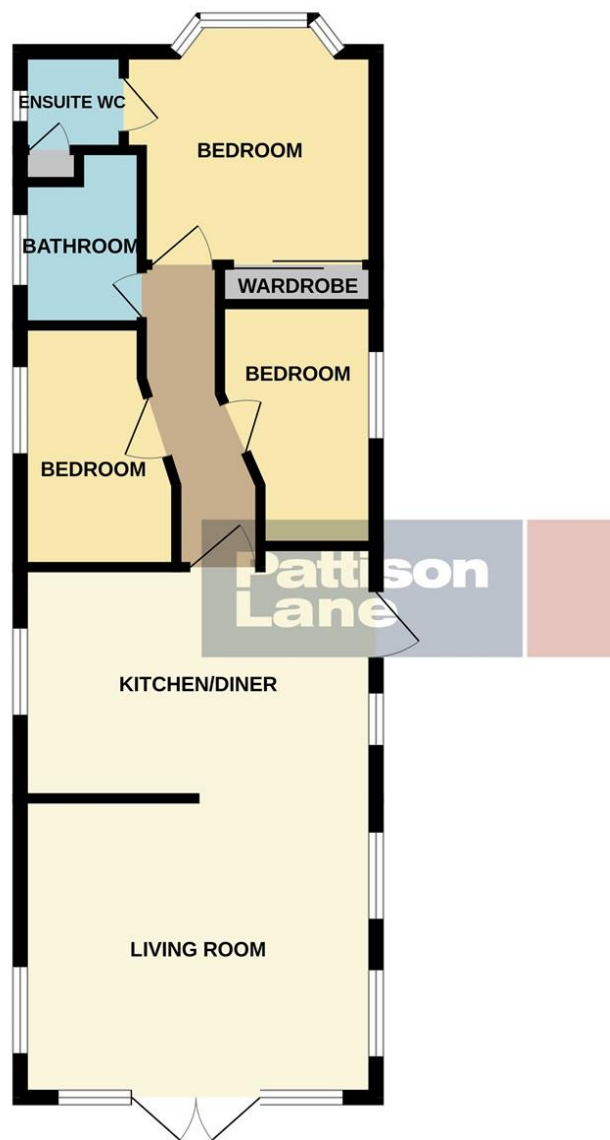
EN SUITE WC
Suite comprising a vanity wash hand basin and WC.
Storage cupboard. Frosted window.

BEDROOM TWO 8' plus recess x 9'2 max (2.43m x 2.79m)
Window.

BEDROOM THREE 6' narrowing to 4'8 x 9'2 (1.82m narrowing to 1.42m x 2.79m)
Window.



GROUND FLOOR



BATHROOM 4'8 x 6'8 max (1.42m x 2.03m)
Suite comprising a panelled bath with shower screen and shower over, vanity wash hand basin and WC. Frosted window.

OUTSIDE

Steps onto a wraparound balcony giving access to the main front door to the side aspect. Lighting.

BALCONY

A large raised balcony overlooking open views of the lake.

AGENTS NOTE

Annual Ground Rent - £6,500 (including maintenance costs)

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)

To view this property call Pattison Lane on:
01536 524425

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 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



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