



 **2**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



**Call Tudor Sales & Lettings on
0113 282 3056 for more
information or to arrange a
viewing!**

Tudor Sales & Lettings are delighted to bring to the market this unique opportunity to purchase a two bedroom park home, located at Little Preston Hall in Swillington. Designed specifically for the over 55s and located on a quiet and pleasant site of Little Preston Hall grounds.

The park home is very well presented and comprises in brief: - entrance hall, spacious lounge/dining room, kitchen, two double bedrooms, one has the benefit of an ensuite shower. You also have a bathroom.

Externally, the property is surrounded by lawn gardens and there is a driveway providing off-street parking.

We have been advised by the owner a sum of £211 is payable per month which is for the site charge and water rates.

Call Our office today for more information or to arrange a viewing! EPC: - exempt.

Kitchen *12' 11" x 9' 6" (3.94m x 2.90m)*

Fitted with a wide range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, gas hob and extractor hood over. Integrated fridge / freezer. Plumbing for washing machine. Coving to ceiling. Window to the side. Radiator.

Lounge / Diner *19' 4" x 17' 4" (5.89m x 5.28m)*

Spacious lounge with feature fireplace. Light and airy with four windows. Radiator.

Bedroom 1 *10' 0" x 9' 6" (3.05m x 2.90m)*

Double bedroom with fitted wardrobes. Radiator. Coving to ceiling. Radiator.

En-Suite

Tiled walls. Shower cubicle. Vanity unit. WC. Heated towel rail. Window.

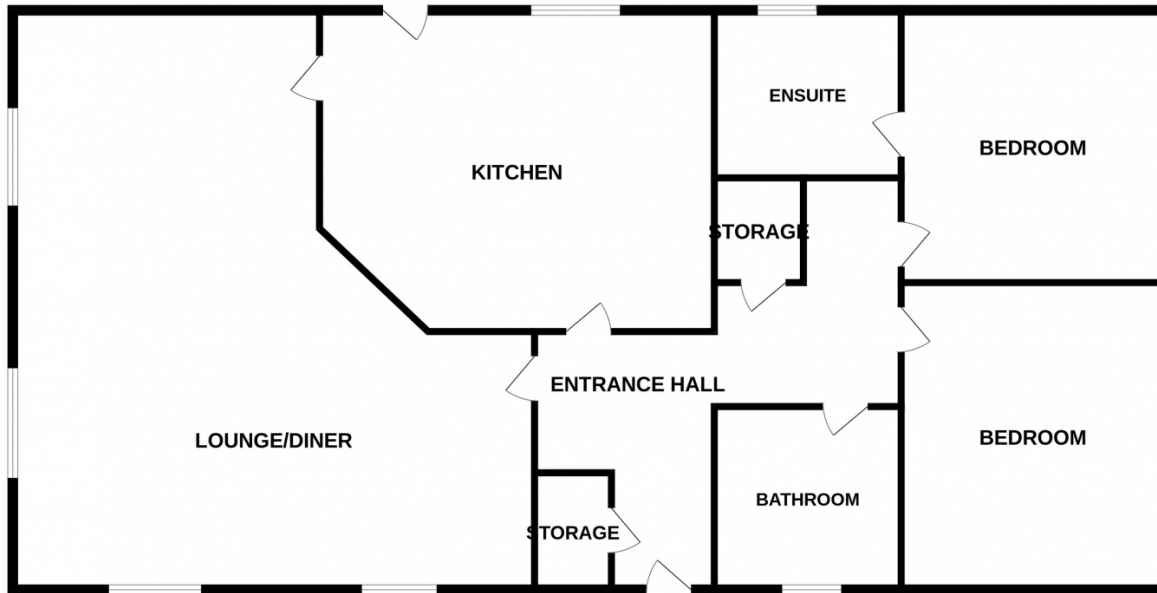
Bedroom 2 *9' 11" x 9' 6" (3.02m x 2.90m)*

Fitted wardrobe. Radiator. Window. Coving to ceiling.

Bathroom

Three piece white suite with bath, wash hand basin and wc. Window. Coving to ceiling.

GROUND FLOOR



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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