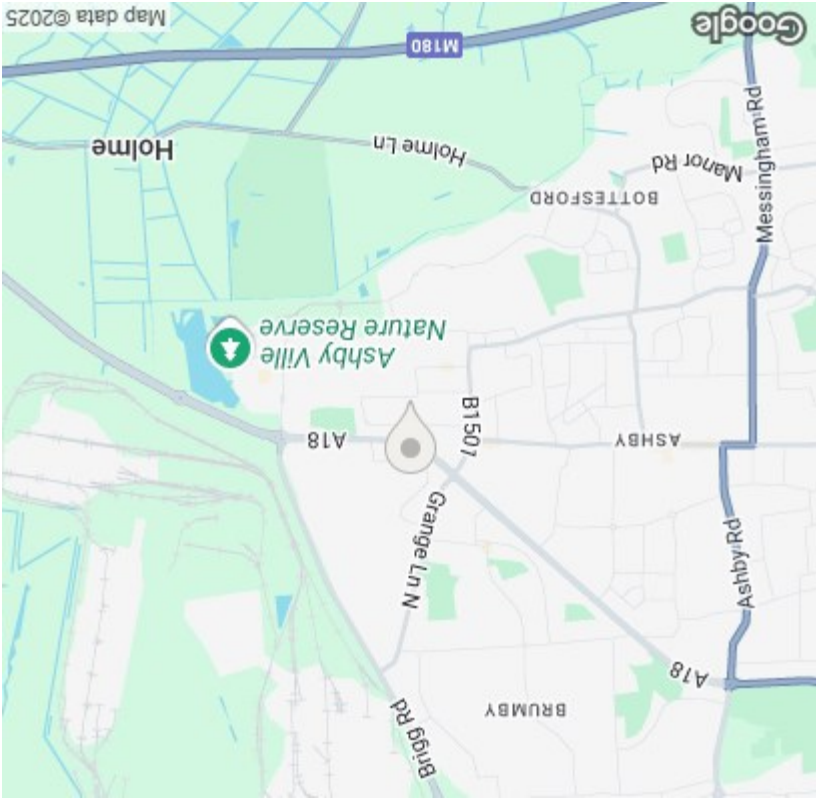


Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer  
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be



**Manifold Road**  
**Scunthorpe, DNI6 2RG**

Offered with No Forward Chain!  
City and County are pleased to market this detached one bedroomed mobile home located in an over 45's complex in Scunthorpe located near central amenities. The development is well located with a bus stop outside the park. The nearest train station is less than two miles away, offering transport links to nearby cities. The Ashby Ville Nature Reserve is two miles from the park, offering walking trails and wildlife viewing opportunities. For golfers, the Holme Hall Golf Club is three miles away with its championship course that is open to visiting players and members. Part exchange is available so please speak to the agent to discuss further.

Briefly comprising, an entrance hall, spacious living/dining room, separate kitchen fitted with a range of matching base and eye level units, with space for a washing machine, and a fridge/freezer. One bedroom. The family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Outside offers a courtyard garden, off-road parking and a storage shed. Please call today for a viewing.

**Entrance Hall**

**Kitchen/Diner**

**Living Room**

**Bathroom**

**Master Bedroom**



**Tenure - Leasehold**  
Service Charge £175 per  
calendar month / £2100 per  
annum  
  
**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**