



CHOICE PROPERTIES

Estate Agents

31 Grange Park,
Woodhall Spa, LN10 6UB
Reduced To £140,000



Choice Properties are pleased to offer for sale this spacious and beautifully maintained three bedroom park home, situated on the ever-popular 'Grange Park' within easy reach and a scenic walk of the reputable village of Woodhall Spa. Early viewing is advised to appreciate the beautiful home on offer.

Benefiting from a mains gas central heating system, mains drainage and uPVC double glazing throughout, the generously proportioned accommodation:-

Entrance Hall

3'01" x 7'04"

Front uPVC door leading into the entrance hall with an opening to the kitchen and door to the hallway.

Kitchen

9'08" x 9'07"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, four ring electric hob with extractor hood over, 'Disaenvir' integrated electric oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer and partly tiled walls.

Hallway

16'04" x 3'02"

With a built in storage cupboard and doors to:

Reception Room

13'03" x 19'07"

Light and airy reception room benefiting from dual aspect windows and fitted with a uPVC door leading out into the garden, an electric feature fireplace; set in a feature surround, TV aerial and providing ample space for a dining table.

Bedroom 1

12'06" x 9'07"

Spacious double bedroom with fitted wardrobes and drawers.

Bedroom 2

8'06" x 9'06"

Double bedroom with fitted wardrobes and drawers.

Bedroom 3

9'00" x 6'05"

Bathroom

5'06" x 6'05"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and electric 'Triton T70gsi+' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, mermaid boarded walls and the bathroom further features a sizeable storage cupboard housing the wall mounted 'Intergas' combination boiler; supplying both the central heating and hot water systems.

Driveway

Block paved driveway providing off road parking for two vehicles.

Garage

18'10" x 9'00"

Detached garage with power and lighting, up and over door, side door, freestanding shelving and workbench; which will be included in the sale.

Garden

To the side and rear of the property you will find a garden, mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a range of well established shrubbery to the borders, and to the rear of the garden, you can enjoy open field views.

Tenure

The property is covered and protected by the Mobile Homes Act 2013. The property is neither Freehold nor Leasehold, but ground rent/service charge is payable to Oaklands Grange Parks. The ground rent/service charge fee at 31 Grange Park is currently paid monthly, and that figure is approximately, currently £203.70 a month.

Viewing arrangements

By appointment through Choice Properties on 01507 462277.

Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

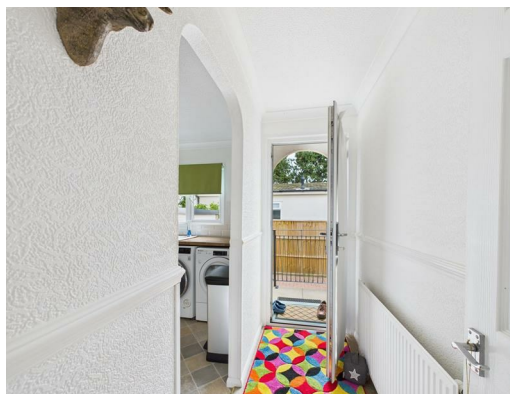
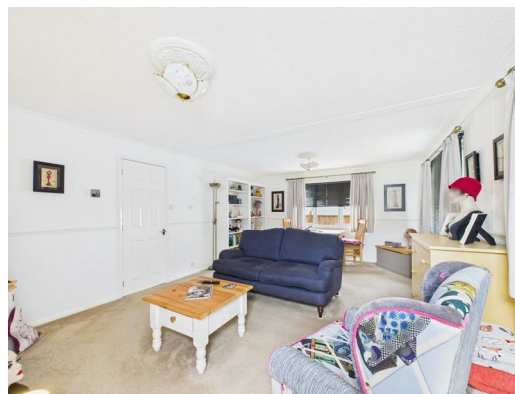
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

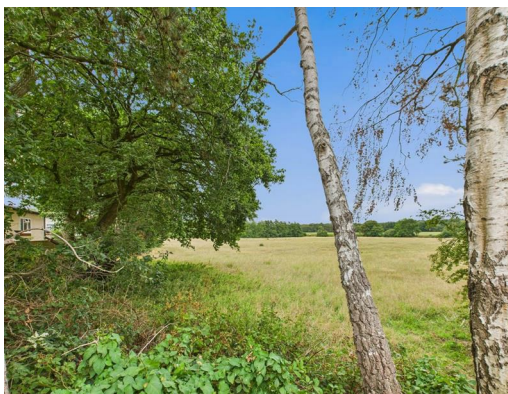
Council tax band

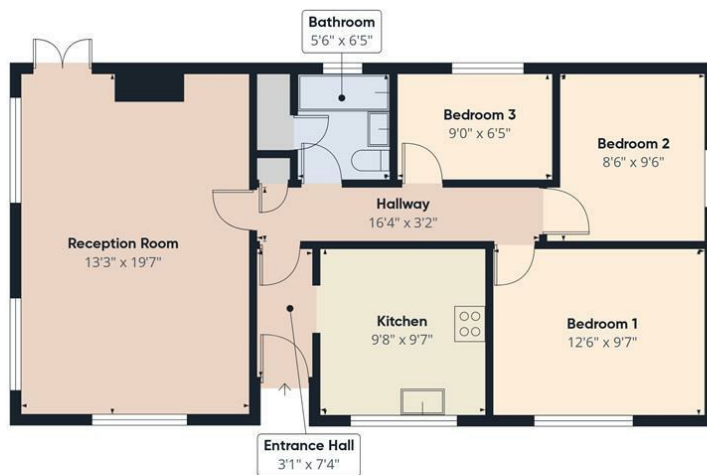
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
912 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use the postcode LN10 6UB to navigate to Grange Park. Upon entry to the site, the position of the property is clearly signposted.

