

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DETACHED PARK HOME STANDING ON GOOD SIZED PLOT WITH AMPLE OFF ROAD PARKING

**** FOR PERSONS OVER 55 ONLY ****



**24 SPRINGFIELD PARK
HINCKLEY LE10 0JA**

Offers In Excess Of £120,000

- FOR PERSONS OVER 55 & CASH PURCHASERS ONLY
- Two Good Sized Bedrooms
- Attractive Lounge
- Ample Off Road Parking
- Well Fitted Dining Kitchen
- Further third bedroom/office
- Bathroom
- Good Sized wrap around private gardens



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



24 Springfield Park, Hinckley - this park home is exclusively available for individuals aged 55 and over. The property has ample space ensuring a comfortable and inviting living space.

As you approach the home, you will be greeted by ample off road parking leading to good-sized, well-landscaped gardens that provide a nice outdoor area for relaxation and enjoyment. The gardens are perfect for those who wish to spend time outdoors.

COUNCIL TAX BAND AND TENURE

Hinckley and Bosworth Borough Council - Band A

The property is leasehold with 999 years remaining and £206.66 per month management fee. Subject to eligibility and status there is possibility for rent rebates.

For persons over 55 and cash purchasers only.

Please refer to the GOV.UK Mobile Homes act 2013 for any further information with regards to purchasing a park home.

HALLWAY

15'5" x 3'3" (4.7 x 1.0)

KITCHEN

15'5" x 9'10" (4.7 x 3.0)

This includes a good range of units including base units, drawers and wall cupboards, laminate worktops which contrasting tiled splashbacks, integrated dishwasher and space for washing machine, inset 4 ring gas hob and integrated electric oven, drainer sink with mixer tap, serving hatch opening into lounge/diner, upvc double glazed windows and central heating radiator.





LOUNGE/DINER

13'5" x 20'0" (4.1 x 6.1)

having two central heating radiators, tv aerial point, two sets of upvc double glazed windows and upvc door leading out to the front of the property.





BEDROOM ONE

10'5" x 9'10" (3.2 x 3.0)

Having a good range of fitted furniture, upvc double glazed windows and central heating radiator.



BEDROOM TWO

9'2" x 9'10" (2.8 x 3.0)

Having fitted furniture, central heating radiator and upvc double glazed windows.



BEDROOM THREE

9'2" x 6'6" (2.8 x 2.0)

Having central heating radiator and upvc double glazed windows.



BATHROOM

Having panelled walls, low flush WC, vanity unit with built-in cupboards, integrated sink and chrome taps, shower cubicle with wall mounted shower over.



OUTSIDE

There is direct vehicular access to a tarmac driveway. Having well maintained garden space to the side and private fence leading to the rear of the property, with slabbed patio areas and grass. Having well fenced boundaries and metal storage unit.






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




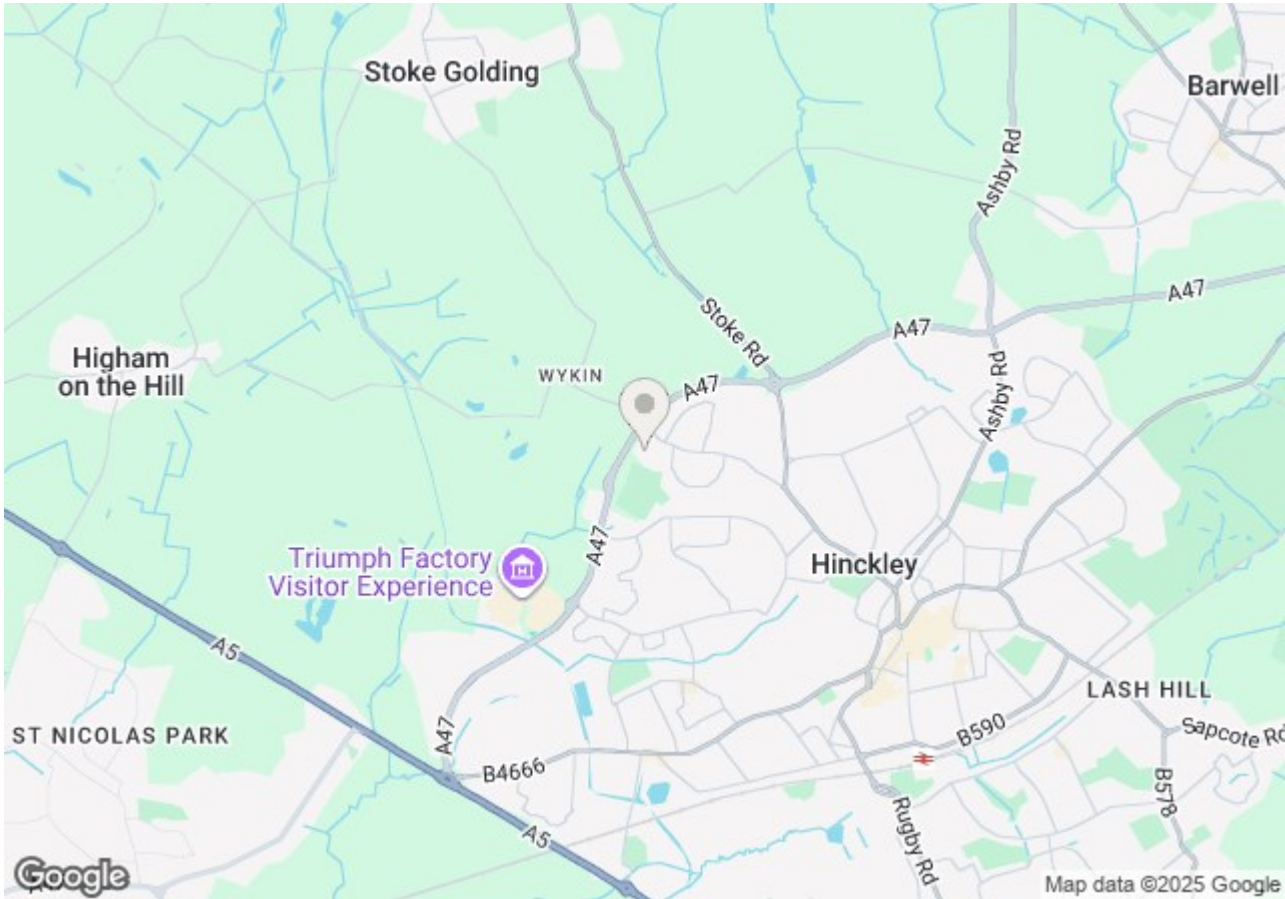
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

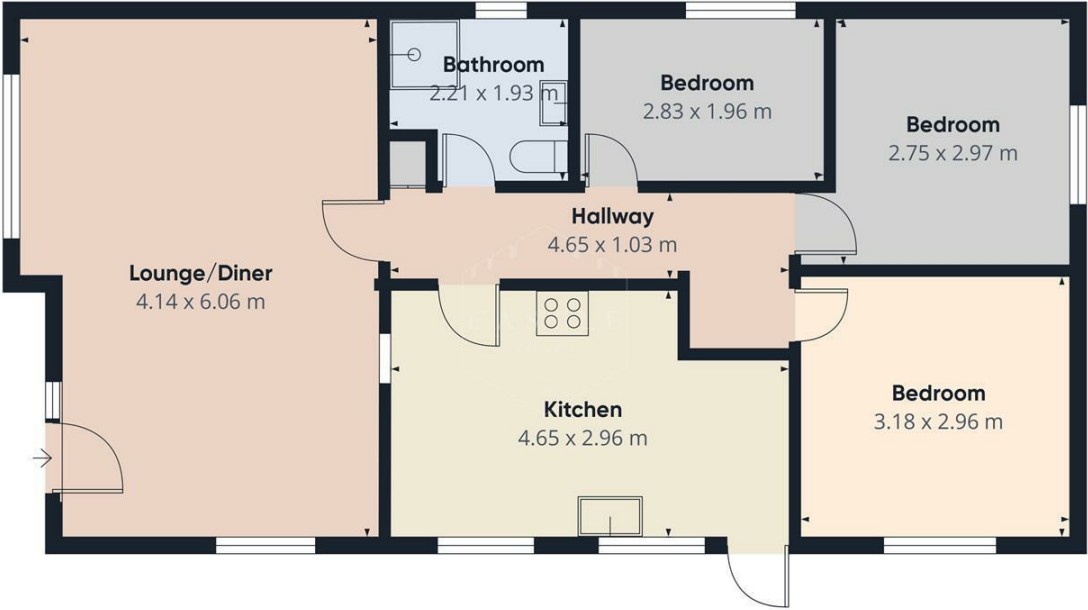
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(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
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Approximate total area⁽¹⁾
69.9 m²

(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.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
