



Lindum Park, Ruskington
£180,000



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Key Features

- STATELY ALBION CARDIGAN COTTAGE
PARK HOME
- Manufactured 2017
- Offered to market with "NO CHAIN"
- Two Bedrooms
- Kitchen Diner
- Lounge & Study
- EPC rating Exempt





Newton Fallowell Estate Agents are delighted to offer to market this top of the range 'STATELY ALBION CARDIGAN COTTAGE' model of Park Home, with dimensions of 46' x 20', virtually brand new and being originally manufactured in 2017 and designed to a very high specification. The Park Home is located on the desirable Lindum Park in Ruskington (over 50's only) and occupies a large end of cul de sac position with what must be one of the largest plots available on the whole of Lindum Park, with added benefits of being one of only five homes in this attractive cul de sac location.

The Accommodation comprises: Entrance Hallway, Lounge, spacious Kitchen Diner, Utility Room, two double Bedrooms, with the Master having an En Suite Shower Room and significant fitted bedroom furniture, plus the addition of a further Shower Room and Study. Having a single Garage and an off road parking space.

This immaculate property benefits from UPVC Double Glazing throughout with two sets of French doors which give access into the Lounge and Dining Area and open to the side garden and having Gas Fired Central Heating. Further benefits are the favourable ground rent payable at £34.10 per week rising to £35.12 per week in April 2025. Council Tax Band: A.

Accommodation

The property is entered via a half glazed front entrance door which gives access to:

Entrance Hallway

Having access to the Utility room.

Utility Room

Having space and plumbing for washing machine, space for tumble dryer, work surface, wall mounted units and an Ariston gas fired combination boiler.

Lounge 4.36m x 4.24m (14'4" x 13'11")

A dual aspect room with windows to the front and side elevations, French doors give access to a raised patio area, electric fire inset into a chimney with timber mantle piece and surround (any prospective purchaser would need to make enquiries/ investigations to whether the chimney could be used as a fireplace or for a solid fuel burner and it may need to be adapted for that purpose), Telephone point, TV aerial point and French doors which give access to:

Kitchen Diner 5.9m x 3.58m (19'5" x 11'8")

A lovely large spacious room having a comprehensive fitted Kitchen with a good range of base and wall units with complimentary work surface over, stainless steel one and a half bowl sink and drainer with mixer tap, integrated four burner gas hob with a stainless steel extractor over, integrated eye level electric oven and grill, integrated dishwasher, integrated fridge freezer, having a box window and French doors which give access to the raised patio area. The dining area has ample space for a good sized dining table and chairs and also a breakfast bar area.

Inner Hallway

Providing access to the roof space with smoke alarm and carbon monoxide alarm.

Study 1.99m x 1.5m (6'6" x 4'11")

Having a window to the side elevation, built in office furniture which comprises a work surface and two sets of drawers.

Bedroom One 3.94m x 2.88m (12'11" x 9'5")

Having a box window to the side elevation and a significant amount of storage with numerous drawers, a window seat and two built in floor to ceiling wardrobes with hanging rails and shelving.

En-Suite Shower Room

Having a window to the rear elevation and comprising an enclosed shower cubicle with a mains fed internal shower, a wash hand basin, close coupled WC, chrome heated towel radiator and extractor fan.

Bedroom Two 2.92m x 2.89m (9'7" x 9'6")



Having a box window to the side elevation and comprising built in treble wardrobes with hanging rails and shelving, two built in bedside cabinets with drawers and a built in dressing table with drawers.

Shower Room

Having a window to the side elevation and comprising an enclosed shower cubicle with a mains fed internal shower, hand wash basin with cupboard beneath, close coupled WC, extractor fan and a chrome heated towel radiator.

Outside Front

Having a concrete driveway which provides parking for one vehicle, mainly laid with gravel with low maintenance in mind, the gravel extends to both sides of the property with concrete pathways surrounding the perimeter of the home, with steps leading to the front and side doors.

To the side of the property is the concrete sectional single garage.

Garage 5.81m x 2.83m (19'1" x 9'4")

Having a metal up and over door, power and light, with a rear timber courtesy door and a window to the side elevation.

Rear and Side Gardens

Mainly laid with gravel, with two paved patio areas, attractive flower beds and a plastic shed.

Enclosed with timber fencing giving a high degree of privacy.

Agents Note

These are draft particulars awaiting vendor approval.

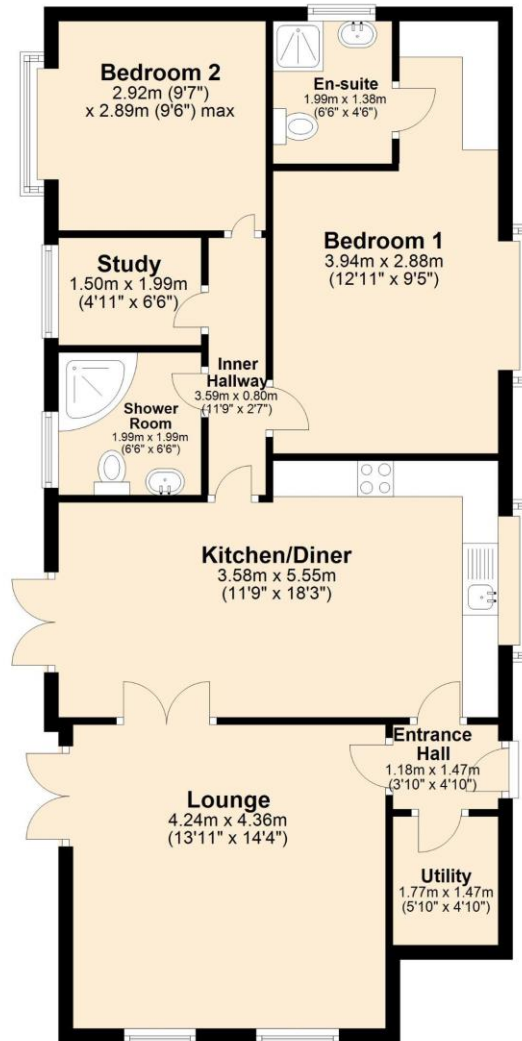
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Ground Floor

Approx. 79.6 sq. metres (856.5 sq. feet)



Total area: approx. 79.6 sq. metres (856.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.
Plan produced using PlanUp.



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