



Lindum Park, Ruskington
£189,950



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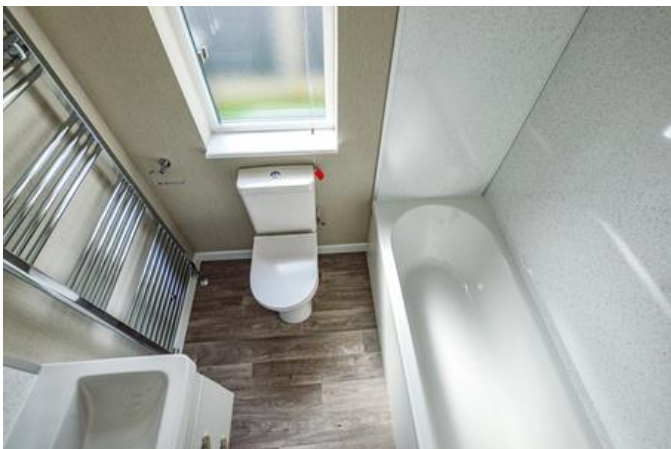
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Key Features

- BRAND NEW Omar Image Park Home on new plot.
- Two Bedrooms
- NO CHAIN
- Over 50's
- Main Bathroom and En-suite
- Single Garage and Parking
- EPC rating Exempt





This beautiful brand new Omar Image 42 x 20 park home is sited and available to view immediately. Situated on a brand new landscaped plot at the sought after Lindum Park in Ruskington, this is an exceptional example of a quality 42 x 20 Park home which showcases high standards of workmanship throughout. The property comprises a large Lounge, Kitchen/Diner, two double Bedrooms, master with En-Suite and a separate main Bathroom. For over 50s only, Lindum Park has over the years built a solid reputation as one of the best parks within the area and offers a true community feel. The village of Ruskington has all the amenities of a town including doctors surgery, shops, dentists, train station etc, all of which are located within walking distance of Lindum Park. The property also offers a single Garage and parking for up to two vehicles. To book your viewing of this exceptional park home call Newton Fallowell. Mains - Electric, Gas, Water and Drainage will all be connected. Ground rent: £34.10 per week rising to £35.12 per week in April 2025. Council Tax Band A

Accommodation

The property is entered via front and rear entrance doors providing access to

Kitchen Dining Area 2.81m x 5.74m (9'2" x 18'10")

Having a vaulted ceiling creating a lovely open space, a range of base and wall units with complementary worksurface, stainless steel sink and drainer with mixer tap, ceiling spotlights, integral washing machine, integral slim line dishwasher, integral fridge/freezer, four burner gas hob with stainless steel hood above, integral single electric oven and uPVC double glazed windows to the front and rear.

Living Room 3.63m x 5.74m (11'11" x 18'10")

Large light living room with vaulted ceiling, uPVC double glazed windows, radiator and a fire place with shelving to either side.

Bedroom One 3m x 2.8m (9'10" x 9'2")

Having a large UPVC double glazed window to the front elevation creating a lovely light space, with two walk-in wardrobes before entering the en-suite shower room.

En-Suite

With a fully panelled wall to the shower cubicle, high level W/C, hand wash basin with vanity unit and splashback, extractor fan and a towel radiator. Having a UPVC double glazed window to the rear elevation.

Bedroom Two 2.77m x 2.86m (9'1" x 9'5")

Having a UPVC double glazed window to the rear elevation, built in wardrobes and bedside drawers.

Bathroom

Comprising a white 3 piece suite comprising panelled bath with chrome mixer taps, high level W/c and a hand wash basin with vanity unit beneath, frameless mirror above the basin, chrome towel radiator and extractor fan. uPVC double glazed window to the front elevation.

Outside

With lovely landscaped gardens comprising a newly laid paved patio, freshly turfed lawn and additional areas laid with gravel and coloured granite chippings. Access to the rear of the single garage is provided via a rear courtesy door. The gardens are enclosed with new timber fencing to the front and rear elevations and the property provides off road parking on the concrete driveway which gives access to the front up and over door of the single garage.

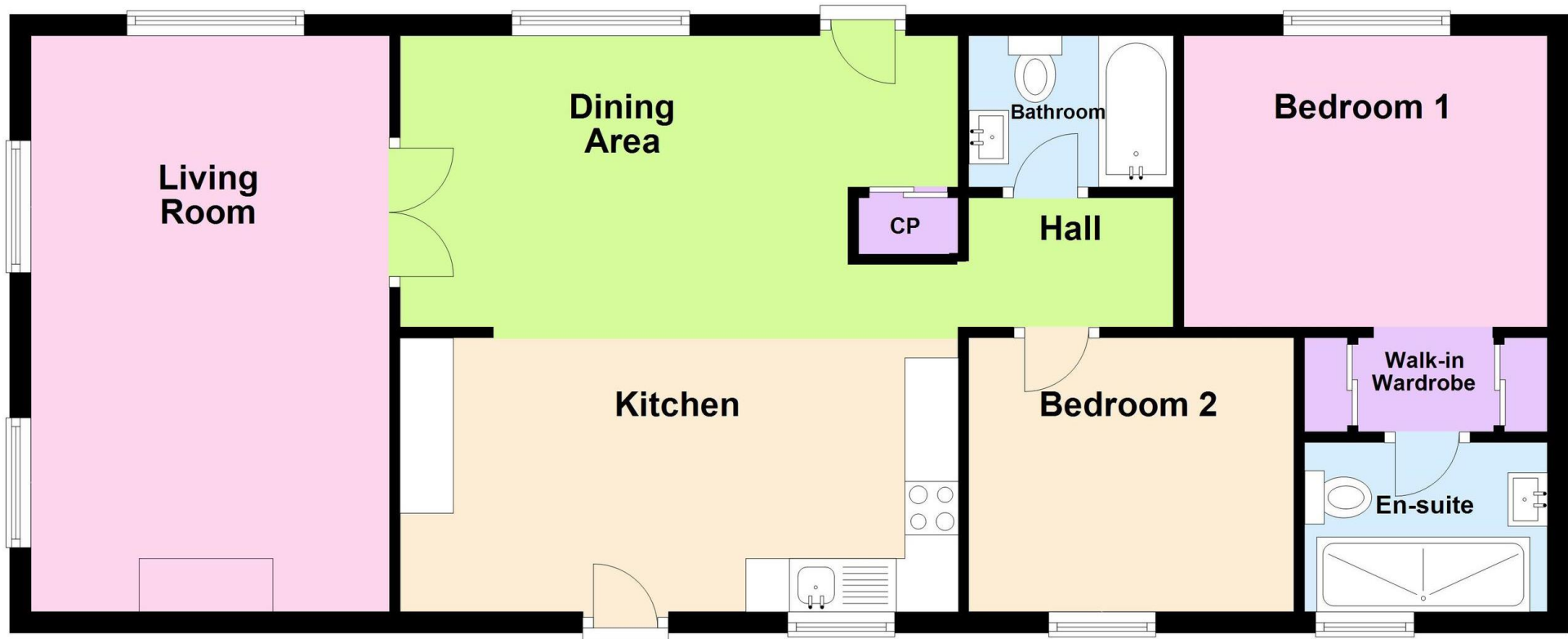
Agents Note

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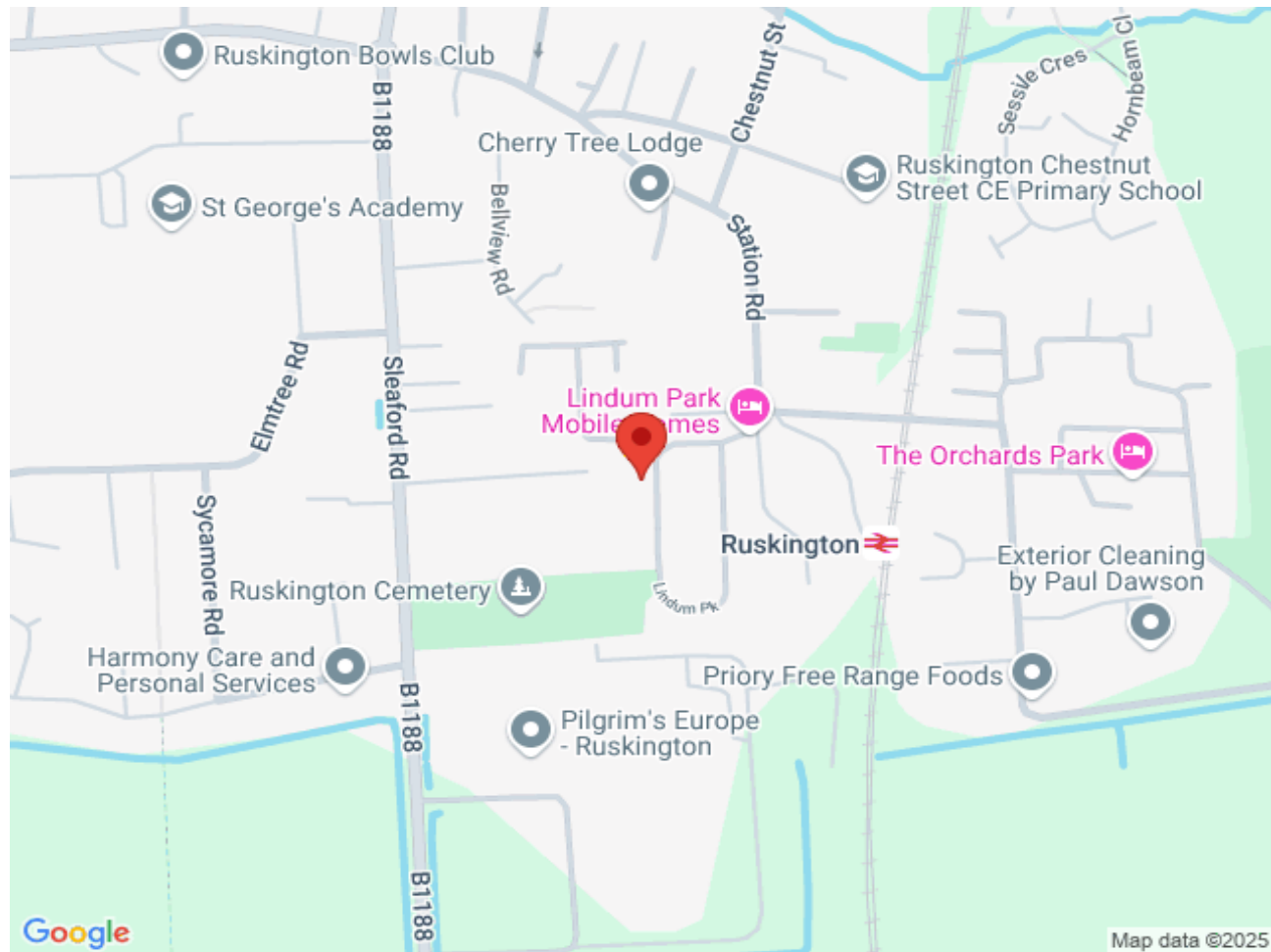


Ground Floor



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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