



Lindum Park, Ruskington
£88,000



- 36' x 20' Park Home
- Two Bedrooms
- Home for renovation
- Ample Parking and Single Garage

- Popular Village Location
- NO ONWARD CHAIN
- EPC: Exempt



Built in 1978, this 36ft x 20ft Two Bedroom Park Home is located on the popular Lindum Park in Ruskington, offered for sale with NO ONWARD CHAIN. Enjoying a generous size plot with ample parking and a single garage, internally the property comprises; Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms, Family Bathroom and a separate room off the Porch previously used as an office space. A viewing is highly recommended.

Entrance Hall

With part glazed Entrance door from porch and radiator,

Lounge Diner 5.45m x 5.84m (17'11" x 19'2")

With feature electric fire place, windows to side and front aspects, TV and BT point and radiators.

Kitchen 4.22m x 2.51m (13'10" x 8'2")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob over, boiler, space and plumbing for washing machine, space for freestanding fridge freezer, part glazed door and window to side aspect .

Office/Study 3.47m x 2.15m (11'5" x 7'1")

Access from the porch, with patio doors to rear garden and window to side aspect.



Bedroom One

With built in wardrobes, window to rear and side aspects and radiator.

Bedroom Two 2.12m x 2.87m (7'0" x 9'5")

With built in wardrobes, window to rear aspect and radiator.

Family Bathroom

Three piece suite double walk in shower, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Garage 5.68m x 2.49m (18'7" x 8'2")

With up and over garage door to parking space, door to side.

Outside

The front of the property is of low maintenance being mainly laid to gravel, large driveway to right hand side with gated access to rear. To the left hand side is a further parking space in front of the garage, access to side to Main Entrance.

The rear garden is again of low maintenance, being laid to patio, steps leading to door to Kitchen, and timber fence surround.

Park Home Information

Ground rent as of April 2025 £35.12 per week.

Agents Note

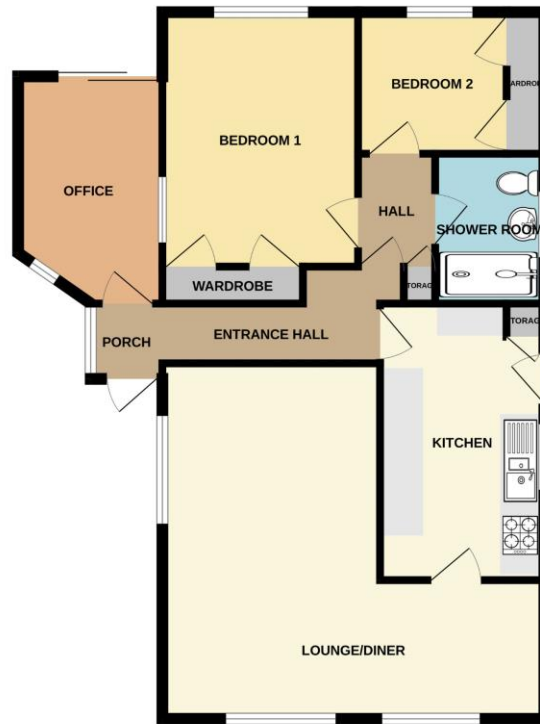
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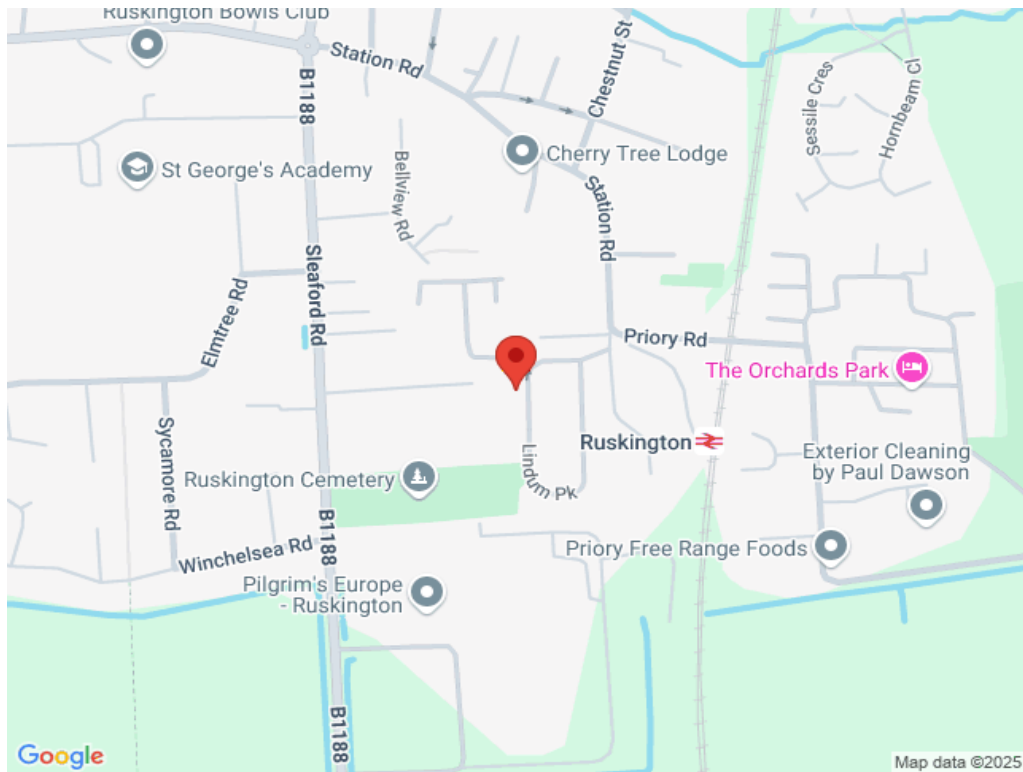
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GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.





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