



**Braemer Residential Park,
Kirkby Green, Lincoln**



£110,000

- Park Home
- Two Double Bedrooms
- Well Presented Throughout
- Generous Sized Corner Plot
- Countryside Views
- Ample Parking with Single Garage
- Leasehold
- EPC rating Exempt
- Current Council Tax Band: A



Enjoying an enviable corner plot with beautiful countryside views, this immaculately presented two double bedroom park home is situated on the peaceful Braemar Residential Park in Kirkby Green. The spacious accommodation includes a generous lounge, well-appointed kitchen, separate dining room, large conservatory, two double bedrooms and a modern shower room. Outside, the property boasts attractive and well-maintained gardens to both the front and rear, along with ample parking leading to a single garage—ideal for storage or workshop use. A superb opportunity for those seeking a quiet and comfortable lifestyle in a picturesque setting.

Kirkby Green is a charming rural village offering easy access to local amenities in nearby Ruskington and Metherringham, with further facilities and transport links available in Sleaford and Lincoln.

Entrance Porch

With uPVC Entrance door leading to Dining Room.

Lounge

3.63m x 5.85m (11'11" x 19'2")

With electric fire, TV and BT point, windows to front and side, radiator.

Dining Room

2.97m x 2.9m (9'8" x 9'6")

With double doors to lounge, door to Entrance porch, window to side aspect and radiator.



Kitchen

3.84m x 2.87m (12'7" x 9'5")

Having 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 and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, glazed door and window to conservatory

Conservatory

6.76m x 3.86m (22'2" x 12'8")

uPVC build with views over the countryside, glazed doors to front, rear and side.

Bedroom One

2.44m x 3.3m (8'0" x 10'10")

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

Bedroom Two

2.44m x 3m (8'0" x 9'10")

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

Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

Garage

5.4m x 2.13m (17'8" x 7'0")

Park Home Information

We are informed by our vendor that the ground rent currently is approximately £165.00 pcm (revised annually in April and any rise is in line with the rate of CPI). The property is on LPG gas central heating, mains water and sewage, mains electricity.

PLEASE NOTE: NO PETS ALLOWED.



Outside

With ample parking to front leading to the single garage, further area to front laid to gravel with side access to Conservatory and rear garden.

The rear garden being a particular feature with un-interrupted countryside views, with a large storage shed with double doors to front, 2nd shed, laid to artificial turf, flowers and shrubbery, outside tap and timber fence surround.

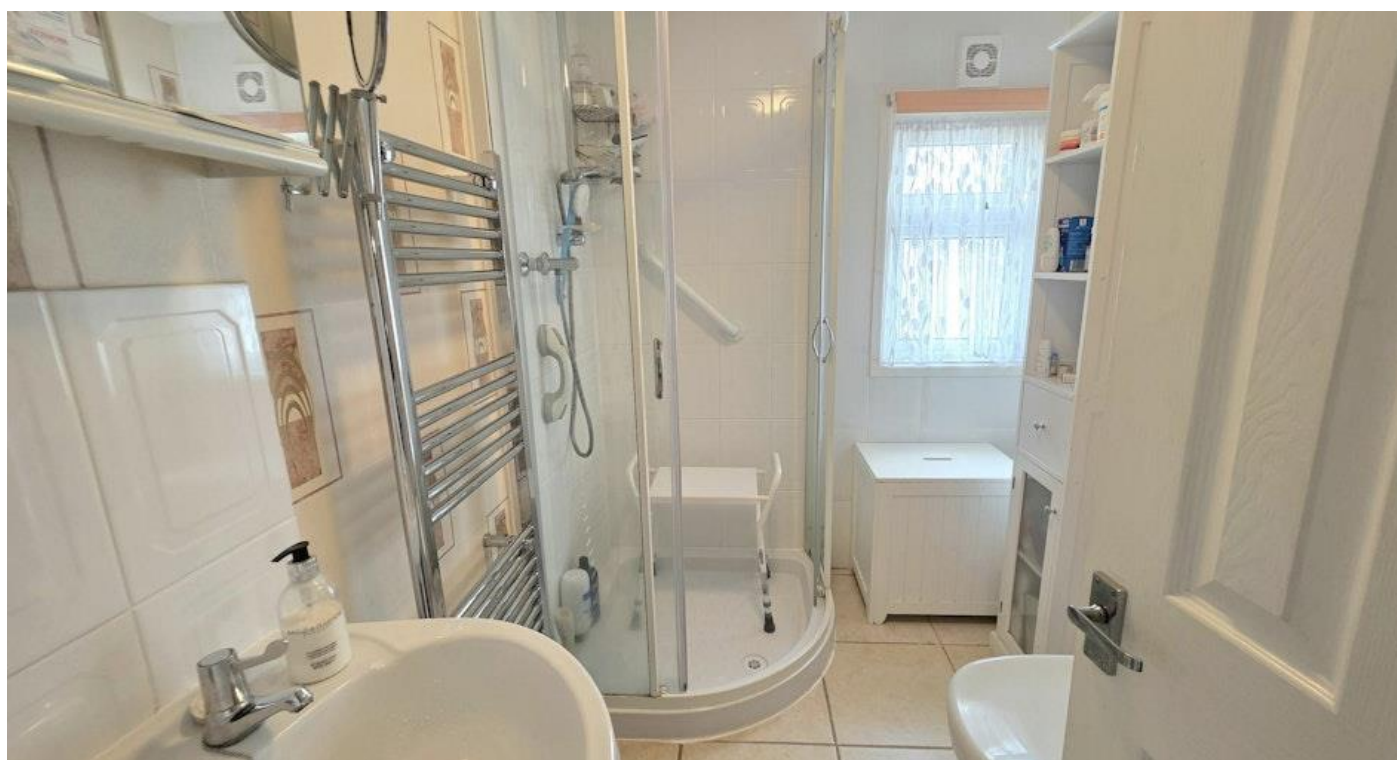
Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

Ground Floor

Approx. 107.0 sq. metres (1151.3 sq. feet)



Total area: approx. 107.0 sq. metres (1151.3 sq. feet)
11 Braemar Park, Kirkby Green