



Lindum Park, Ruskington
£125,000



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Key Features

- 40ft x 20ft Wessex Style Park Home
- Two Double Bedrooms
- Well Presented Throughout
- Popular Lindum Park Site
- Ample Parking and Single Garage
- No Onward Chain
- EPC rating Exempt
- Current Council Tax Band: A





Beautifully presented throughout, this spacious Wessex-style two double bedroom park home (measuring approx. 40ft x 20ft) is ideally positioned on the highly sought-after Lindum Park site in the well-served village of Ruskington. Ruskington offers an excellent range of local amenities including shops, pubs, healthcare facilities and schools. The property is also conveniently located within easy walking distance of Ruskington Train Station, providing direct rail links to Sleaford, Lincoln and beyond—ideal for commuters. The internal accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, two double bedrooms including a master with en-suite, and a family bathroom. Externally, the home benefits from ample parking and a single garage. A superb opportunity to acquire a well-maintained home in a popular and accessible location—early viewing is highly recommended.

Entrance Hall

With glazed Entrance door, storage cupboard (with boiler) and doorway to:

Lounge

4.64m x 4.64m (15'2" x 15'2")

With feature electric fire place, TV and BT points, windows to front and side aspects, radiator and opening to:

Dining Room

2.53m x 2.89m (8'4" x 9'6")

With French doors to side and radiator.

Kitchen

3.26m x 2.89m (10'8" x 9'6")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space for freestanding fridge freezer, window to side aspect and radiator.

Utility Room

1.62m x 2.03m (5'4" x 6'8")

With base and eye level units with work surface over, space and plumbing for washing machine, part glazed door to side.

Bedroom One

2.74m x 2.89m (9'0" x 9'6")

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

En Suite

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.

Bedroom Two

2.6m x 3m (8'6" x 9'10")

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

Bathroom

Three piece suite comprising paneled bath, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

Outside

To front with ample parking with a concrete driveway leading to single garage, further area to front laid to gravel which could be used for extra parking if required. Dual side access to rear, being of low maintenance being mainly laid to gravel and patio with shrubbery, timber shed and outside tap.

Park Home Information

Please note the monthly maintenance charge £140.48.

Agents Note

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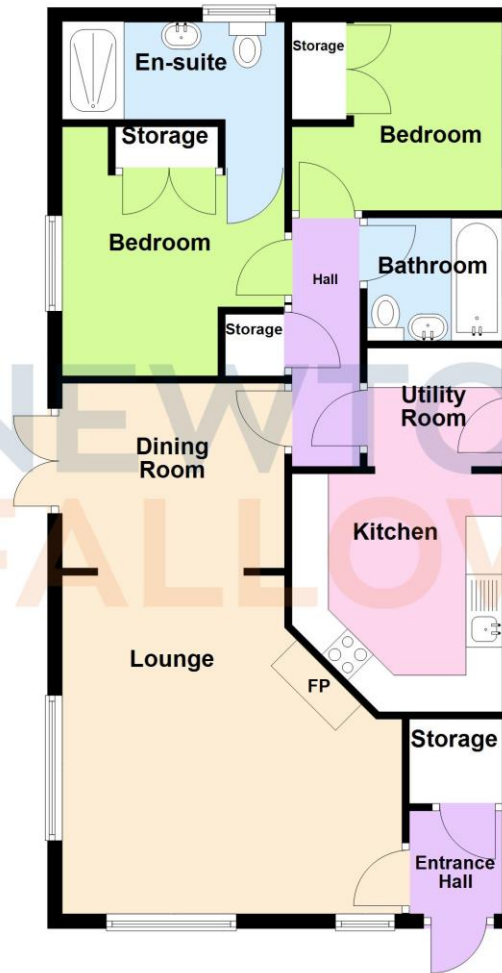




Floorplan

Ground Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.4 sq. feet)

12 Lindum Park, Ruskington



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