



Gracelands Park, Farndon Road, Market Harborough

🛏 2 🪑 1 🚗 1



“Retire and Relax”

Occupying a double sized plot and a south-east facing rear garden, this two bedroom mobile park home with additional study room is set on the private Gracelands Park Home development within walking distance of local amenities.

This over 50's park home development boasts the perfect opportunity for buyers who are looking to retire in style offering a tranquil setting with no onward chain.

The property is subject to a pitch fee of £179.21pcm which includes water sewage, and a 10% charge of the sale value is owed back to the development upon completion.

Sought after location within walking distance of Market Harborough's thriving town centre, Farndon Fields Farm Shop, train station and amenities.

Entrance is gained into the well-proportioned living/dining room boasting a at window to the front elevation, laminate flooring and a dual aspect.

The open plan living/dining room spans across the width of the front of property with ample space for both living and dining, and benefits from a gas feature fireplace with back boiler.

Inner hallway providing access to the kitchen, cupboard, shower room, two bedrooms and study room.

Fitted kitchen comprising a range of eye and base level units, a roll top work surface with splashbacks and a stainless steel sink. There is a free-standing cooker; space for a fridge/freezer and washing machine, and a side door providing access out.

Two good sized bedrooms overlooking the rear garden, both with built in storage.

Third bedroom/study room offering a flexible layout making an ideal office.

Shower room with access to a generous airing cupboard housing the hot water tank and a three-piece suite. The three-piece suite incorporates a double width shower enclosure with electric shower over, a low-level WC and a pedestal wash hand basin.

Located within Gracelands Park Home development, the property offers a rare double sized plot with a block frontage providing off road parking for up to two cars. There is a wraparound garden featuring three main lawn sections, with established shrubbery and hedgerow. The garden also features a paved patio area, perfect for seating, a gravelled section and access to the timber shed and greenhouse.

Living Dining/Room - 5.97m x 4.06m (19'7" x 13'4") max

Kitchen - 3.4m x 2.92m (11'2" x 9'7")

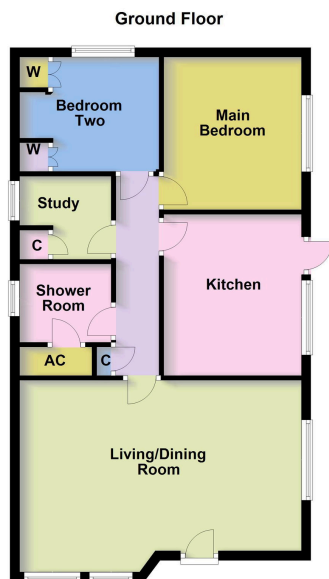
Main Bedroom - 3.23m x 2.92m (10'7" x 9'7")

Bedroom Two - 2.9m x 2.41m (9'6" x 7'11") max

Study - 1.91m x 1.75m (6'3" x 5'9")

Shower Room - 1.96m x 1.65m (6'5" x 5'5")





- Close to the Farndon Fields Farm Shop
- Detached
- No Chain
- Fantastic Community Feel



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

63 High Street, Market Harborough,
Leicestershire, LE16 7AF

