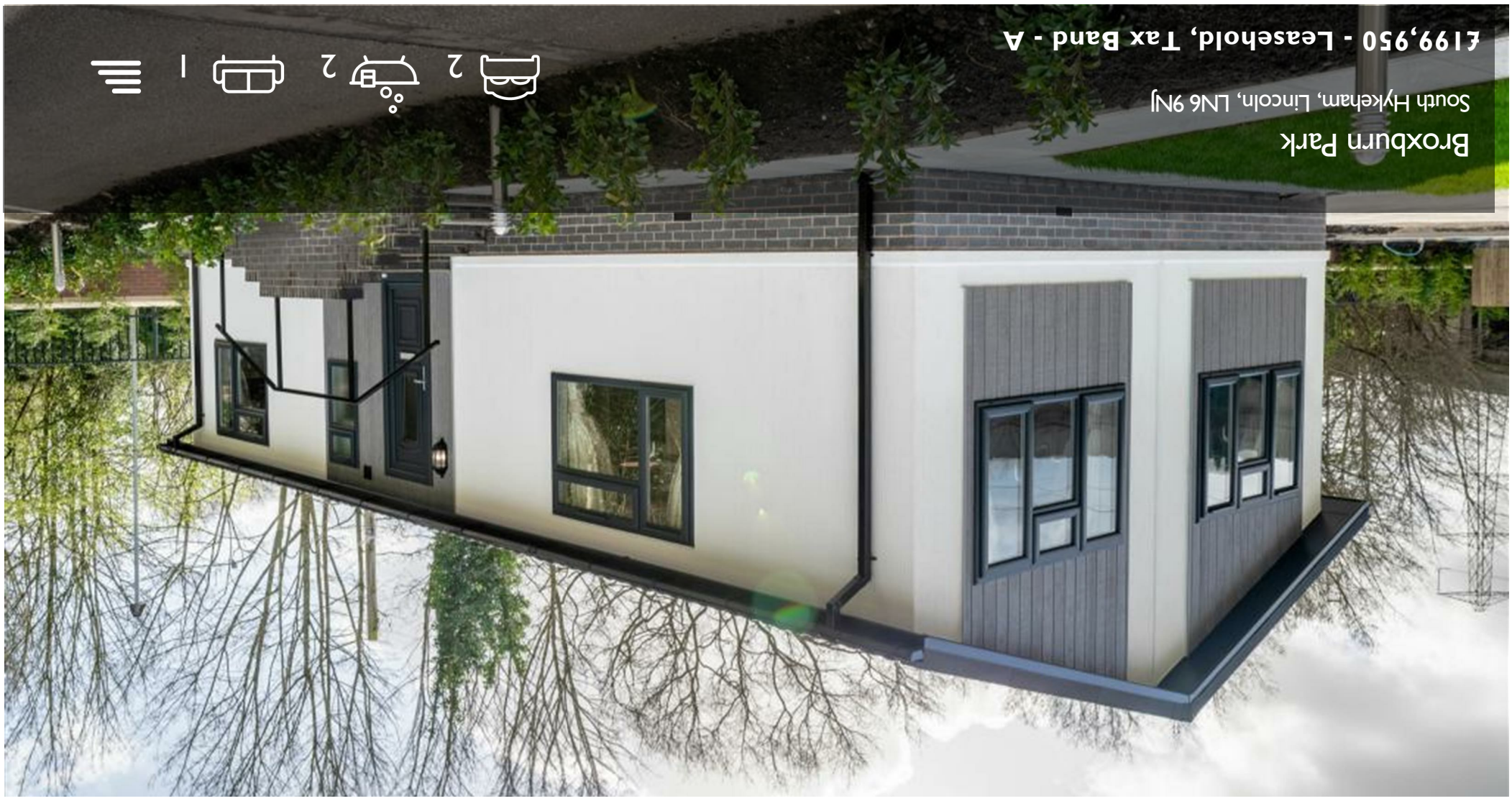


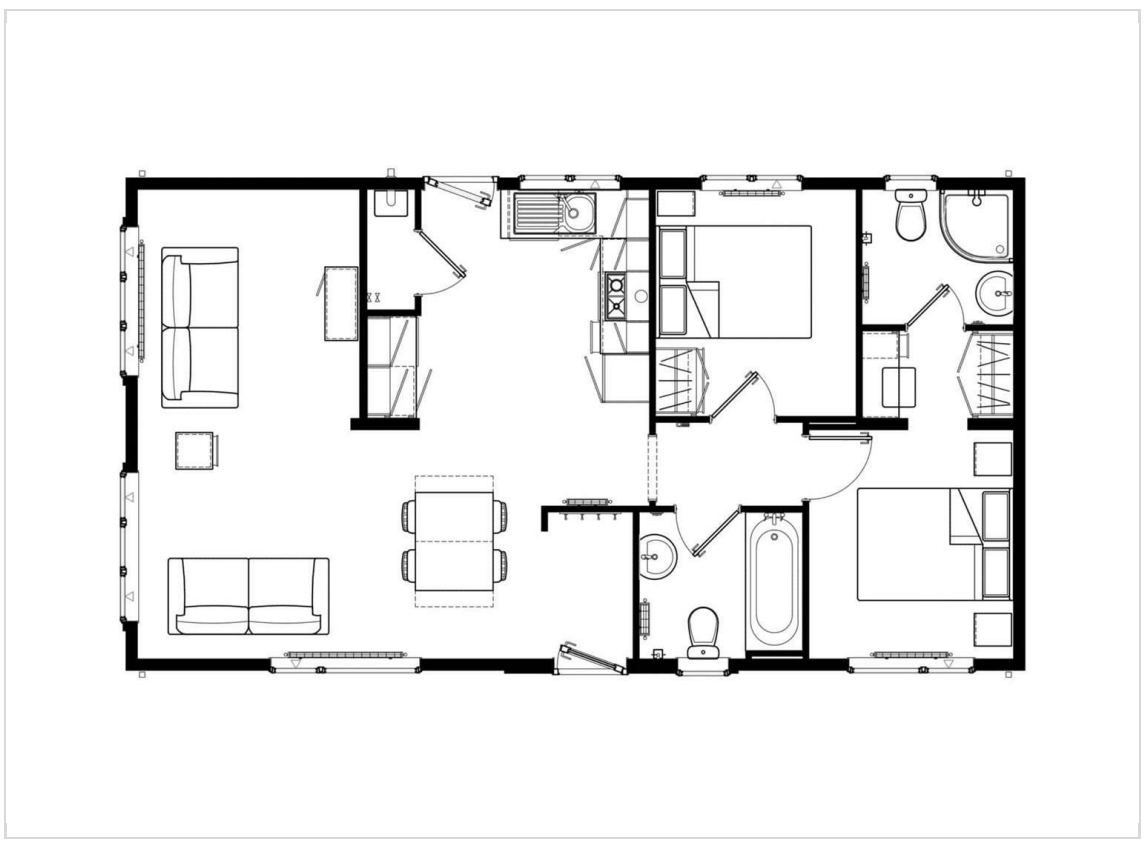
# Broxburn Park

South Hykeham, Lincoln, LN6 9NJ

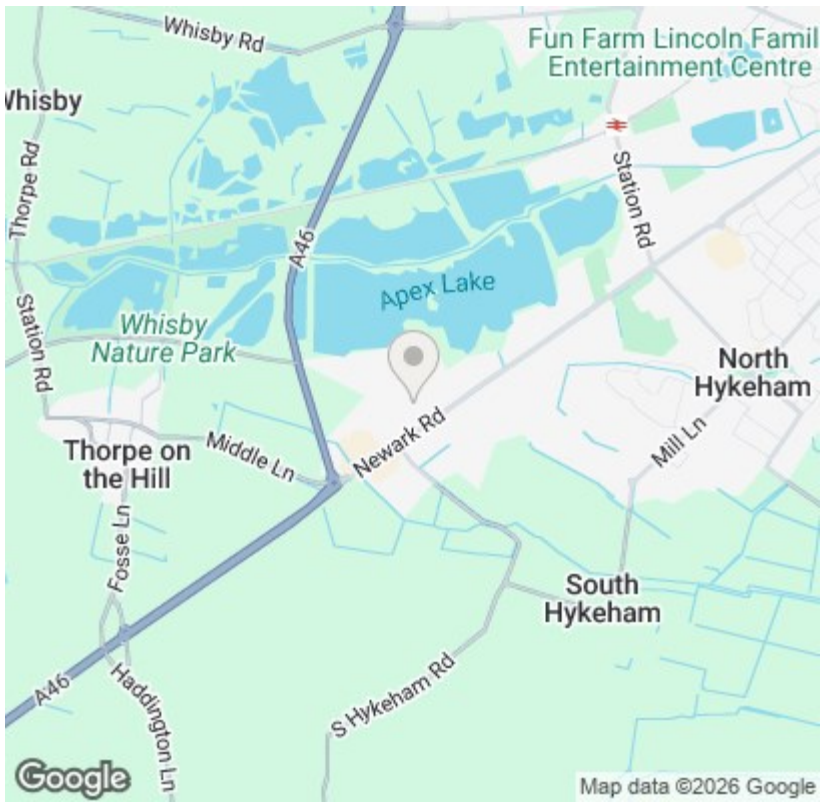
**£199,950 - Leasehold, Tax Band - A**

2 2 1

## Floor Plan



## Area Map




## Energy Efficiency Graph

## Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

# Broxburn Park

## South Hykeham, Lincoln, LN6 9NJ

An exciting opportunity to secure a brand new two-bedroom Omar Westbury Park Home at the sought-after Broxburn Park in South Hykeham, Lincoln. Each detached home will be thoughtfully placed on one of eleven available plots, complete with private gardens, off-road parking, and contemporary interiors. Designed exclusively for the over-45's community, the development is pet friendly and offers peace of mind with a 10-year GoldShield structural warranty. With part exchange and financing options available, and offered with no forward chain, these homes provide a stress-free and stylish move to a welcoming, well-connected location.

The Omar Westbury is a beautifully designed home, built to full BS 3632 residential standard and finished to the highest specification. Externally, feature CanExel cladding frames the lounge windows and entrance, creating a smart and modern appearance, while landscaped surroundings enhance each individual plot. Inside, the Westbury offers a spacious open-plan living area with a light, contemporary interior scheme. The lounge offers French doors and large windows ensuring an airy, welcoming feel. The kitchen is fully fitted with integrated appliances including a fridge-freezer, dishwasher, and washing machine, complemented by a gas hob, electric oven, stainless steel splashback, and extractor fan. A large storage cupboard and choice of kitchen unit finishes add both practicality and personalisation.

The master bedroom is a true retreat, with a walk-through dressing area and an en-suite shower room complete with quadrant cubicle and combi shower. A second double bedroom is served by a modern family bathroom, featuring a full-size bath, WC, and wash hand basin. All bedrooms benefit from USB charging points, fitted carpets, and lined curtains, while both bathrooms are finished with quality vinyl flooring. Every home comes with a private garden, off-road parking, and the reassurance of a 10-year GoldShield warranty.

Broxburn Park is ideally situated in South Hykeham, a popular and well-connected village just south of Lincoln. Local amenities include a range of shops, pubs, restaurants, and leisure facilities, while nearby supermarkets and retail parks offer everyday convenience. For those who enjoy the outdoors, there are beautiful countryside walks and cycle routes close by. Transport links are excellent, with easy access to the A46 and A1 for travel further afield, while Lincoln city centre is just a short drive away, offering a rich variety of shopping, dining, and cultural attractions, including the historic Cathedral Quarter. Regular bus services also connect South Hykeham to surrounding towns and villages, making it a convenient yet peaceful place to live. This development is designed with community in mind — perfect for those seeking a secure, low-maintenance lifestyle in a friendly, over-45's environment.

Please note that images and the virtual tour have been provided by the site owners for marketing purposes only and the homes will not be provided fully furnished. If attending the site please be aware that not all park homes have been delivered yet.

**Living Room/Diner**

**Kitchen**

**Master Bedroom**

**Dressing Area**

**En-Suite To Master Bedroom**

**Bedroom Two**

**Bathroom**

**EPC - Exempt**



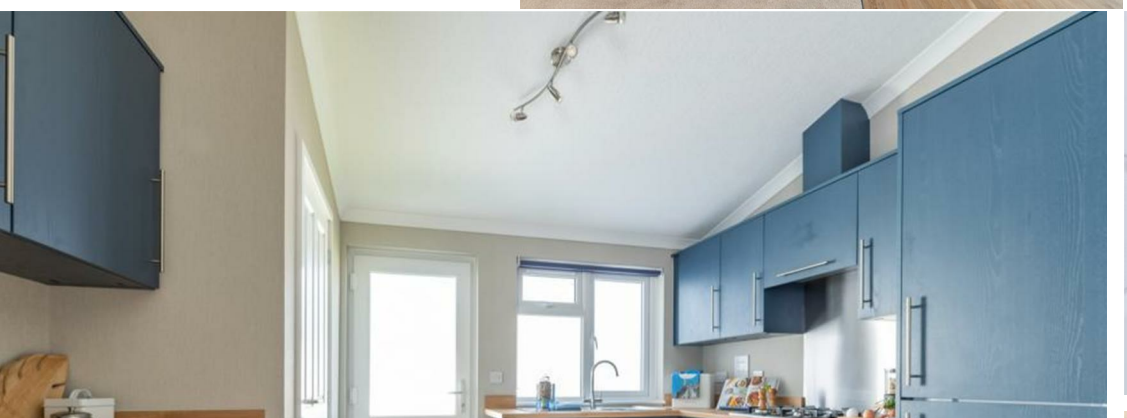


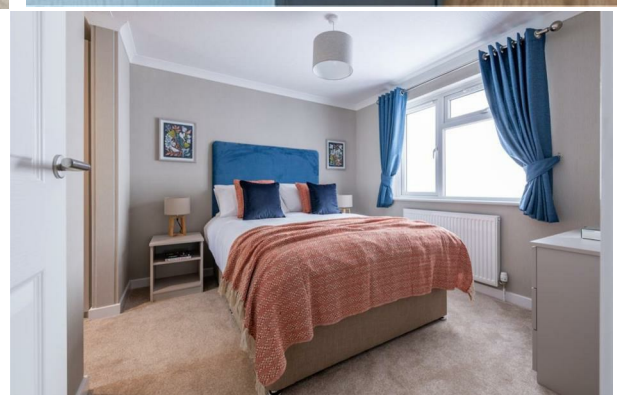




















**Tenure - Leasehold**

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.
Ground rent and service charge - £1776 per annum (£148 per calendar month)

**IMPORTANT LEGAL INFORMATION**

Construction: Park Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: None
Internet Speed: Up to 78Mbps
Mobile Coverage: EE - Excellent, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DISCLAIMER**

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**DRAFT DETAILS AWAITING VENDOR APPROVAL**