



**14 SARAHS WALK**  
**SCUNTHORPE, DN17 1RA**

**£120,000**  
**FREEHOLD**

Sarah's Walk, Parklands Mobile Homes, Scunthorpe  
Two Bedroom Park Home With Garage & Driveway – Over 50's Development – Chain Free



[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)  
01724 642002

## 14 SARAHS WALK



### DESCRIPTION

Situated on the ever-popular Parklands Mobile Home Site, this spacious two bedroom park home presents a fantastic opportunity for anyone looking to put their own stamp on a generously sized property in a peaceful woodland setting. Set within a sought-after over 50's development, the home benefits from driveway parking, a detached single garage, wrap-around gardens and a lovely pitch position within the site.

You enter via the side porchway into the fitted kitchen, offering ample wall and base units along with two useful built-in storage cupboards. The kitchen flows through into the spacious open-plan lounge diner, a bright and welcoming room enhanced by double bow windows to the front, additional side-aspect windows and sliding patio doors opening into the conservatory – the perfect additional seating space to enjoy views of the garden.

To the rear of the home are two double bedrooms, with the master bedroom benefiting from a walk-in wardrobe and its own en-suite shower room. A separate family bathroom completes the internal layout.

Externally, the property enjoys low-maintenance wrap-around gardens to the front, side and rear, with pathways, a patio area and a brick-built shed positioned beside the garage. The plot offers a private feel whilst being part of a friendly, well-maintained community surrounded by 15 acres of woodland.

This property is Chain Free.

Ground Rent: £120.65 per calendar month.

### ENTRANCE PORCH

Side entrance porchway providing access into the kitchen.

### KITCHEN

Fitted kitchen offering ample wall and base units along with two handy built-in storage cupboards. The layout flows directly into the lounge diner, making it ideal for relaxed day-to-day living.

### LOUNGE DINER

A spacious open-plan lounge diner filled with natural light. Features include double bow windows to the front, side windows on both aspects and sliding patio doors opening into the conservatory. Plenty of space for both living and dining furniture.

### CONSERVATORY

A bright additional reception space accessed from the lounge diner, perfect for enjoying views over the garden.

### BEDROOM ONE

A good-sized double bedroom benefiting from a walk-in wardrobe and en-suite shower room.

### EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin and WC.

### WALK IN WARDROBE

### BEDROOM TWO

Further double bedroom ideal for guests, hobbies or office use.

### BATHROOM

Fitted with bath, wash hand basin and WC.

# 14 SARAH'S WALK





## 14 SARAHS WALK

### ADDITIONAL INFORMATION

**Local Authority –**

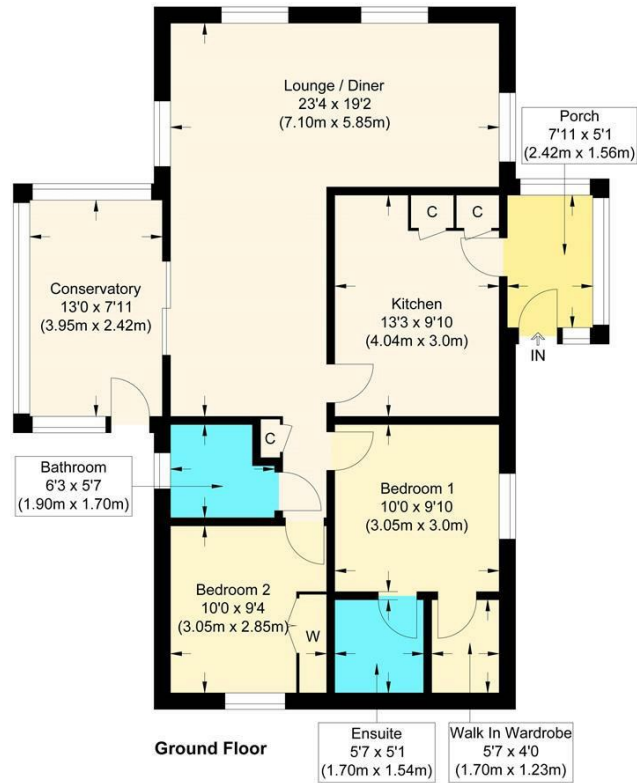
**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – 944.00 sq ft**

**Tenure – Freehold**





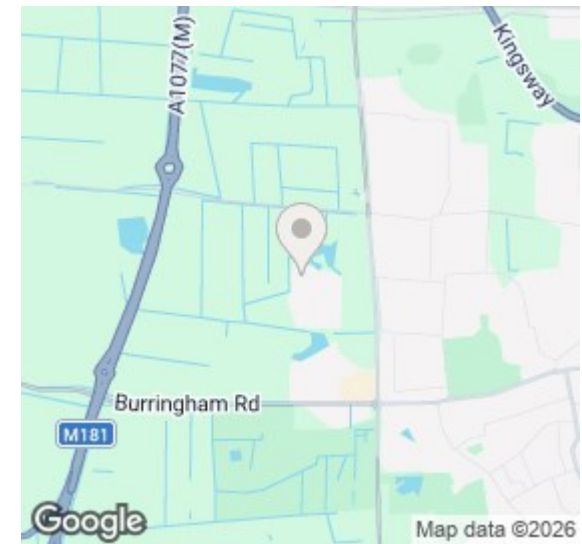
**Ground Floor**

Ensuite  
5'7 x 5'1  
(1.70m x 1.54m)

Walk In Wardrobe  
5'7 x 4'0  
(1.70m x 1.23m)

**Sarah's Walk**

Approximate Gross Internal Floor Area : 87.70 sq m / 943.99 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

https://biltons.co.uk/



**BILTONS**  
THE PERSONAL AGENTS

WWW.BILTONS.CO.UK

01724 642002