



Braemar Residential Park,  
Kirkby Green  
£98,500



- 36 x 20 Omar Colorado Park Home
- Off road parking for 4 vehicles
- No Chain
- Detached Garage
- Views over open countryside
- Popular Quiet Location
- EPC rating A



**\*\*NO CHAIN\*\*** This Omar Colorado park home measures 36ft by 20ft and offers spacious and well looked after accommodation throughout. Occupying a prime position with views over open fields to the rear the property is located on the sought after Braemar Park at Kirkby Green, Lincoln.

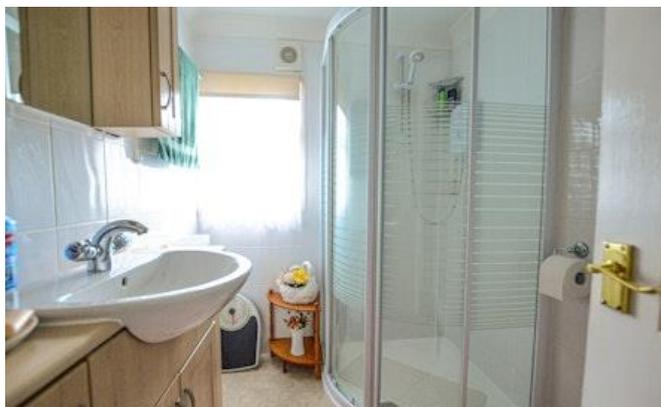
Accommodation comprises an Entrance Lobby, Living Room, Dining Room Spacious Kitchen, two Double Bedrooms, Shower Room and Conservatory. Outside is parking for four vehicles on the private driveway and a larger than average single Garage and concrete shed, both with power and lighting.

The property benefits from oil fired central heating, with radiators to all rooms and UPVC Double Glazing throughout. Ground rent is advised by the current owner at £165.00 per month

### Side Porch

2.57m x 1.18m (8'5" x 3'11")

An addition to the original property, the Upvc Double glazed side porch with front entrance door gives access to the Kitchen.



### Kitchen

3.85m x 2.69m (12'7" x 8'10")

Having a range of base and wall units with complimentary rolled edge worksurface, one and a half bowl, single drainer sink with mixer tap, space for cooker, oil fired central heating combination boiler, Upvc double glazed window to the side elevation, vinyl cushioned flooring,

### Living Room

5.82m x 3.48m (19'1" x 11'5")

With Upvc double glazed windows to the front and side elevations, Tv aerial point, fibre broadband point and telephone point.

### Dining Room

2.1m x 1.61m (6'11" x 5'4")

Having a half glazed Upvc entrance/exit door to the side elevation and a Upvc double glazed window.

### Shower room

2.1m x 1.61m (6'11" x 5'4")

Modernised by the current owner approximately eight years ago to include an enclosed and tiled shower cubicle with sliding door and electric shower, hand washbasin with cupboards below, low level wc, vinyl cushioned flooring, coving and electric shaver point with illuminated mirror.

### Bedroom one

3m x 2.8m (9'10" x 9'2")

A double bedroom with Upvc double glazed window to the side elevation

### Bedroom 2

2.98m x 1.99m (9'10" x 6'6")

A double bedroom with Upvc double glazed window to the side elevation and sliding door giving access to the :

### Conservatory

3m x 2.84m (9'10" x 9'4")

A Upvc double glazed conservatory with Upvc double glazed door to the rear garden



### Outside Space

A fully enclosed plot with timber fencing and lovely views over open countryside to the rear, several small low maintenance flower beds and paved patio areas make up the outside space.

### Garage

5.44m x 3.13m (17'10" x 10'4")

A single, larger than average concrete sectional garage with metal up and over door, power and lighting. A side courtesy door gives access to the rear garden.

### Shed

2.38m x 1.9m (7'10" x 6'2")

Concrete shed with power and lighting.

## Agents Note

These are draft particulars awaiting vendor approval.

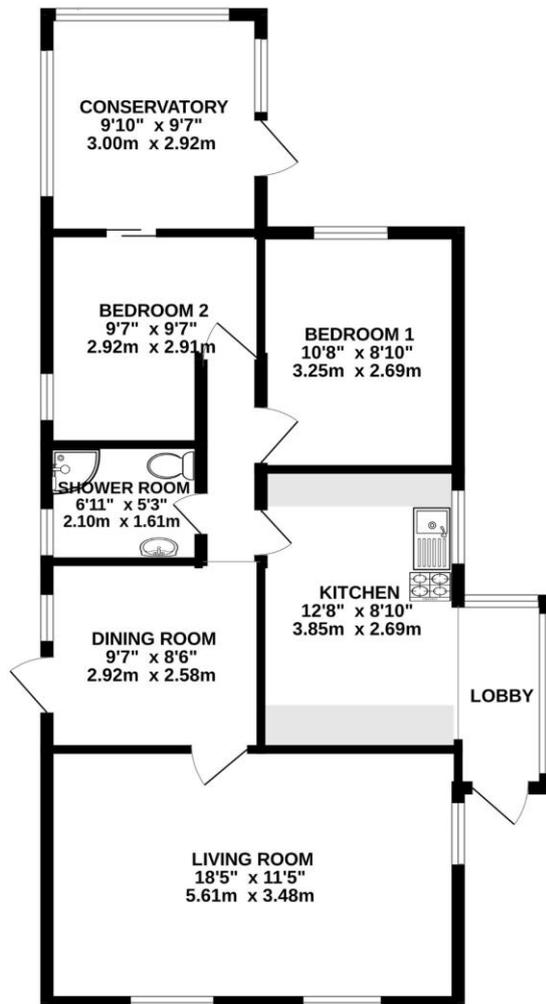
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# Floorplan

GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk