



15 Inglenook Park Barkby Thorpe Lane, Thurmaston - LE,
£100,000

 **NEWTON FALLOWELL**

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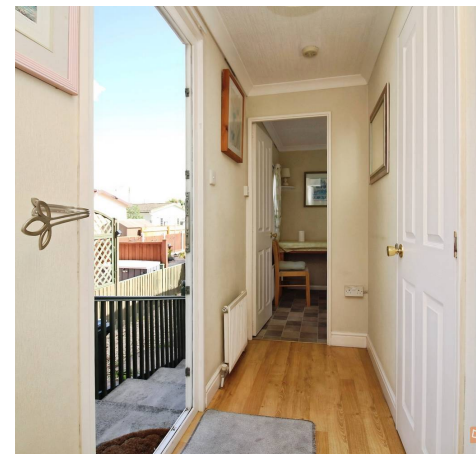
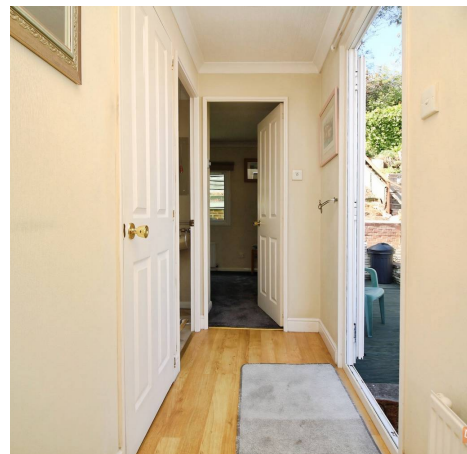
Thurmaston, Leicester

Situated within the popular Inglenook Park development, this well-positioned two-bedroom park home presents an excellent opportunity for those looking to downsize. Offered for sale with no upward chain, the property provides comfortable and practical accommodation comprising an entrance hall, spacious living area, fitted kitchen, two bedrooms and a shower room. Located in the sought-after Thurmaston area of Leicester, the property is ideally placed for a wide range of local amenities, including shops, schools and supermarkets. Excellent transport links are also close by, with the nearby ring road providing convenient access to Leicester and the motorway network. Available exclusively to the over-55s, an early viewing is highly recommended to appreciate the accommodation and setting this property has to offer.

Council Tax band: A

Tenure: Leasehold

- Two bedroom park home
- Available with no upward chain
- Over 55's complex
- Within walking distance to local amenities and bus routes
- Cash buyers only!
- Tenure - Leasehold
- Tax Band A
- Viewings strictly by appointment only!





Note to Buyers!

The property is subject to a ground rent of £TBC every four weeks. The current owners have also enjoyed use a garage located to the side at a cost of £10 per month. There is a no dogs policy on this site. There is a 10% selling on fee payable to the site if re sold. Newton Fallowell recommends to both vendors and purchasers to seek independent legal advice for the sale or purchase of their park home / lodge to ensure that they comply with legislation, prior to completion of the sale.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."



Agents Note

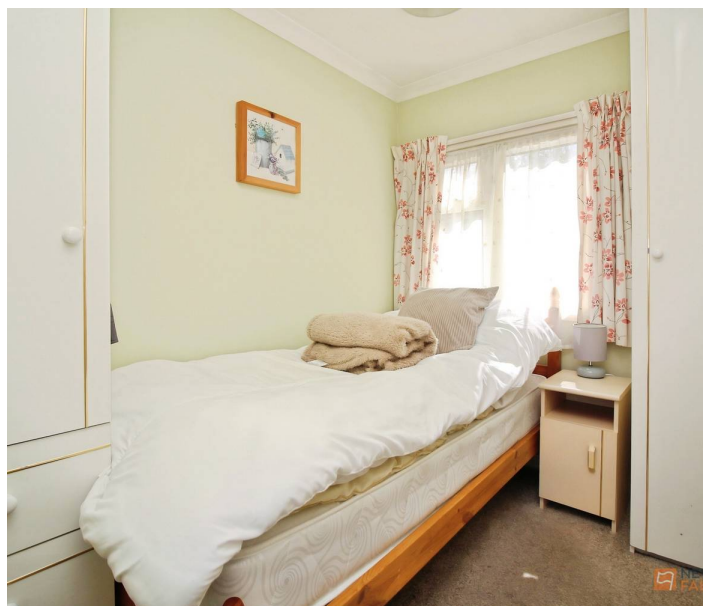
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), 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. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

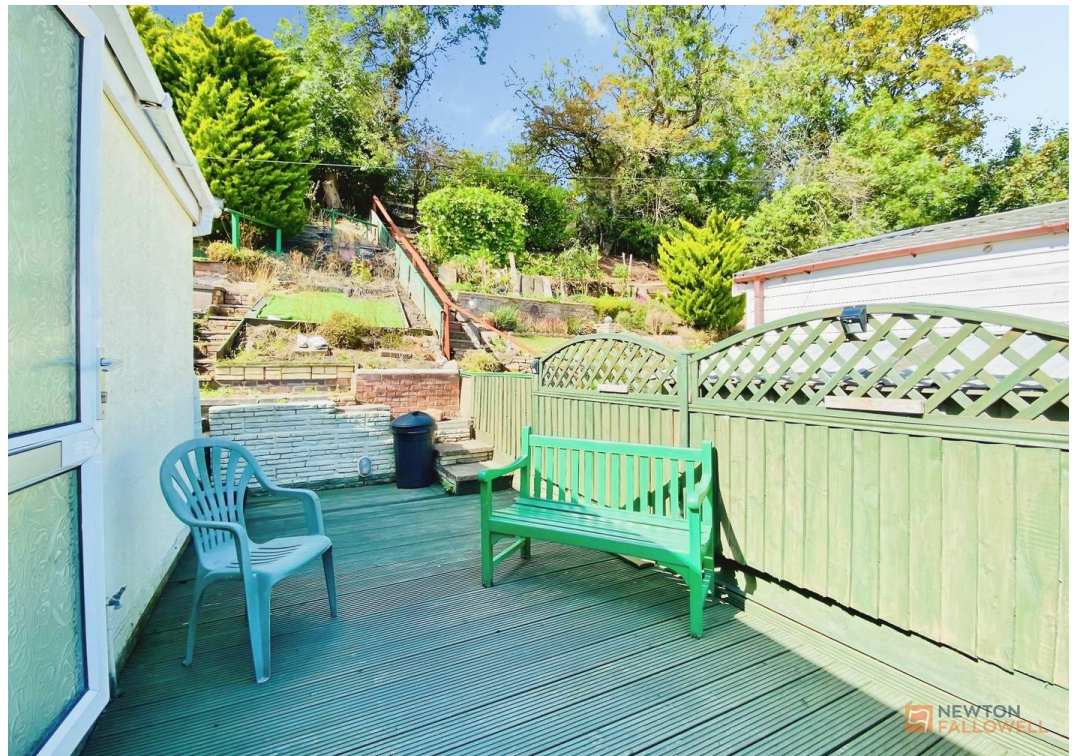
Referrals

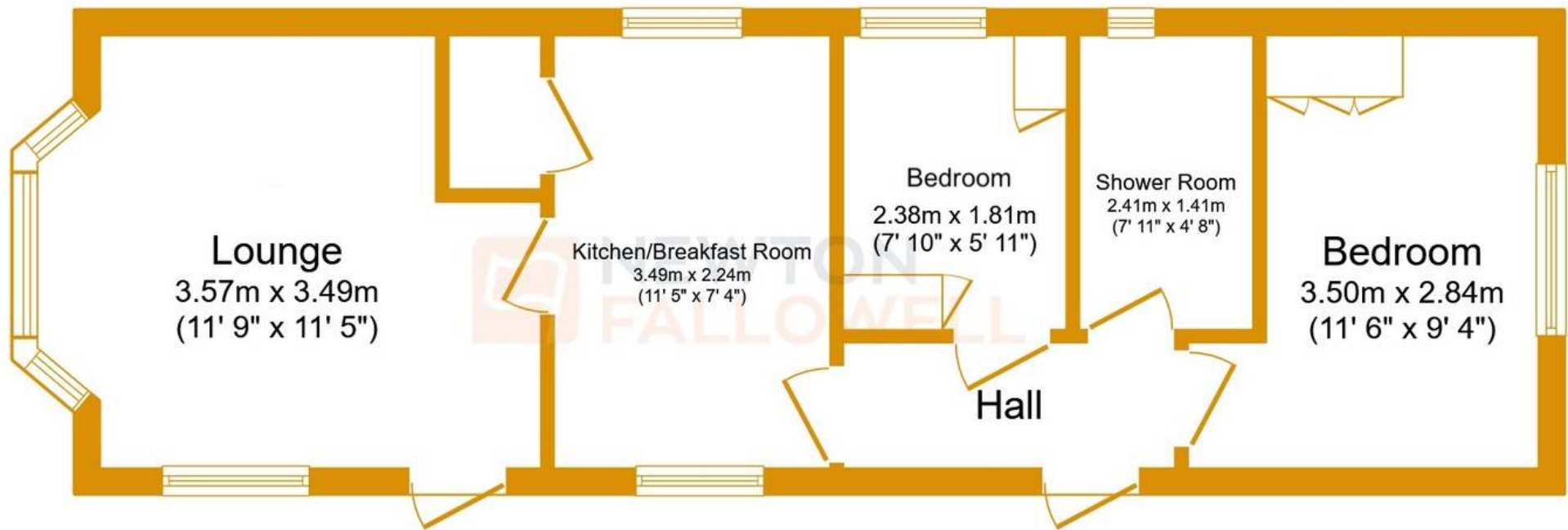
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Thinking of Selling?

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Floor Plan

Total floor area: 41.7 sq.m. (449 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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