



Lillybrook, Lyneham, SN15 4AA

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



• **\*\* OPEN DAY SAT 31ST OCT \*\*\*\*\***

• **24ft Garage + Double Driveway**

• **Stunning Kitchen/Dining Room**

• **Master Bedroom with Walk-in Wardrobe**

• **Landscaped Garden**

• **Brand New Park Home**

• **44ft x 22ft Twin Unit**

• **21ft Lounge with Feature Fireplace**

• **Over 50 Residential Site**

• **Semi-Retirement Living at it's finest**

# 148 Lillybrook

## Lyneham, SN15 4AA

**£290,000**

OPEN DAY - SATURDAY 31ST OCTOBER |  
10.00AM - 3.00PM

Come and experience park home living at its finest! Incentives will be available on the day when reserving one of the fabulous 14 plots.

148 is a stunning Foundry Iron home, occupying a beautifully landscaped corner plot within this delightful cul-de-sac on this family-run site for the over-50s. Measuring an impressive 44ft x 22ft (968 sq ft), this superb home is sited and ready for occupation.

The property is accessed via a welcoming entrance with ample storage for coats and footwear, leading into the impressive open-plan kitchen/dining/family room, featuring attractive windows, extensive kitchen workspace, a generous range of units and high-end integrated appliances. The spacious dual-aspect lounge is accessed via glazed double doors.

The principal bedroom is particularly impressive, offering a spacious walk-in wardrobe and generous en-suite shower room, while the second bedroom is a good-sized double with fitted wardrobe and use of the stylish family bathroom.

Further benefits include a surrounding landscaped garden, 24'10" garage with electric roller door and LPG central heating.

A superb semi-retirement home offering an excellent alternative to bungalow living, set within a desirable village location.

Call Alan Hawkins for further information, or why not pay us a friendly visit at the Open Day?



### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

Tax Band A For information on tax banding and rates, please call Wiltshire Council

### Tenure

Secure Tenure via the Mobile Homes Act 1983

### Pitch Fee: £2611.40 p/a

Tenure: Mobiles Homes Act 1983

Pitch Fee: £652.85 per quarter.

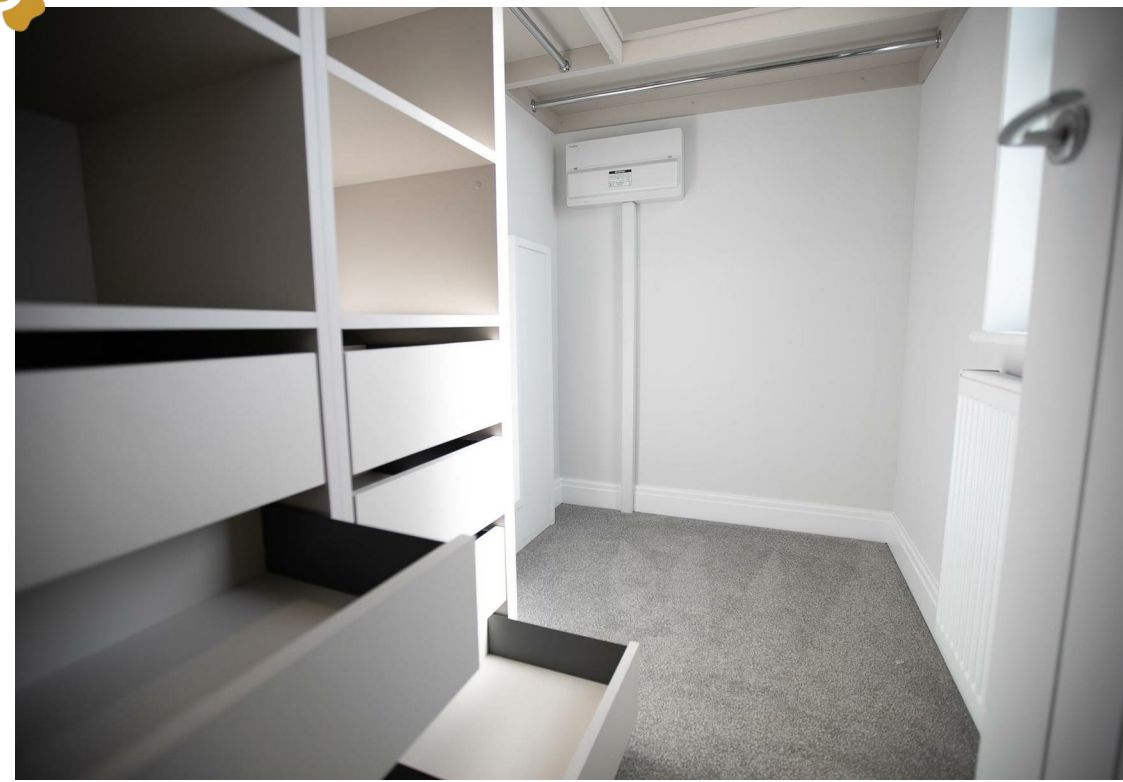
Gas: LPG

Electric: Mains

Water + Waste: Mains









Area: 909 ft<sup>2</sup> ... 84.5 m<sup>2</sup>

Total Area: 1151 ft<sup>2</sup> ... 106.9 m<sup>2</sup>

**Disclaimer:**

These floor plans are provided for guidance only and are not to scale.  
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.  
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.  
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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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