



**HENDERSON
CONNELLAN**
ESTATE AGENTS

18a Bramfield Park, Theddingworth Road, Lubenham

2 2 1



“Modern Park Home Living”

Nestled within the desirable Bramfield Park, this brand new 36ft x 20ft, two bedroom mobile park home offers a tranquil setting with neighbouring countryside views, a private location and is within close driving distance of Lutterworth and Market Harborough.

Entrance granted via a composite door leading into a spacious hallway benefitting from a large storage cupboard.

Well-proportioned living room featuring dual aspect windows, flooding the room with natural light, and an electric fireplace.

Beautifully presented kitchen dining room with laminate flooring, shaker style eye and base level units with round edge wood-effect worktops, a one and a half bowl sink with mixer tap and integrated appliances to include a fridge freezer, single oven, microwave and a dishwasher.

A generous main bedroom with a built-in wardrobe, vanity unit, and a practical storage nook fitted with hanging rails, shelves, and drawers. A large side-elevation window floods the space with natural light, creating a bright and airy feel.

The ensuite comprises of a low-level WC and wash hand basin with a walk-in shower and chrome heated towel rail and mirrored wall mounted storage.

The second bedroom, which is also double in size benefits from a fitted wardrobe and a large window to the side elevation

Main bathroom feature laminate flooring and comprises of a low-level WC, a wash hand basin, a fully enclosed walk-in shower, a chrome heated towel rail and mirrored wall-mounted storage.

Garden area to the side elevation of the property.

To the left of the property will be a driveway.

There is a site fee of £250 per month

Living Room - 3.86m x 3.15m (12'8" x 10'4")

Kitchen/Dining Room - 5.54m x 2.51m (18'2" x 8'3")

Main Bedroom - 5.21m x 2.84m (17'1" x 9'4") max

En Suite - 2.34m x 1.14m (7'8" x 3'9")

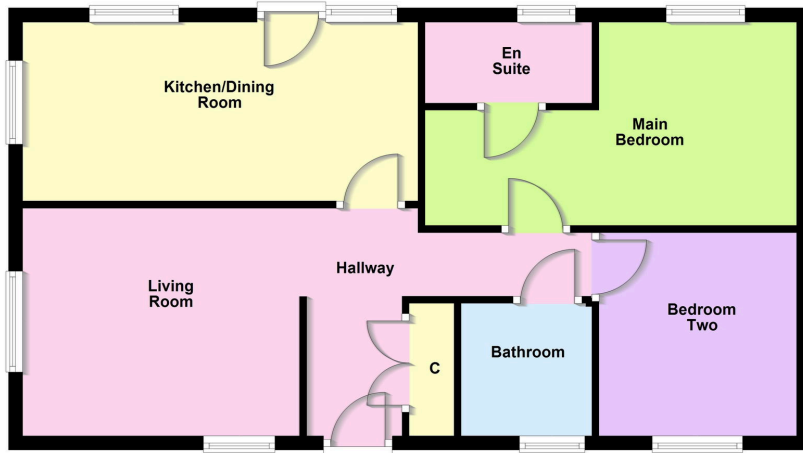
Bedroom Two - 2.87m x 2.84m (9'5" x 9'4")

Bathroom - 1.85m x 1.83m (6'1" x 6'0")



Ground Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 sq. feet)

• Brand New Property

• En Suite

• Garden and Parking



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

