



27 Kingsmead Park

Swinhope, Market Rasen, LN8 6HS

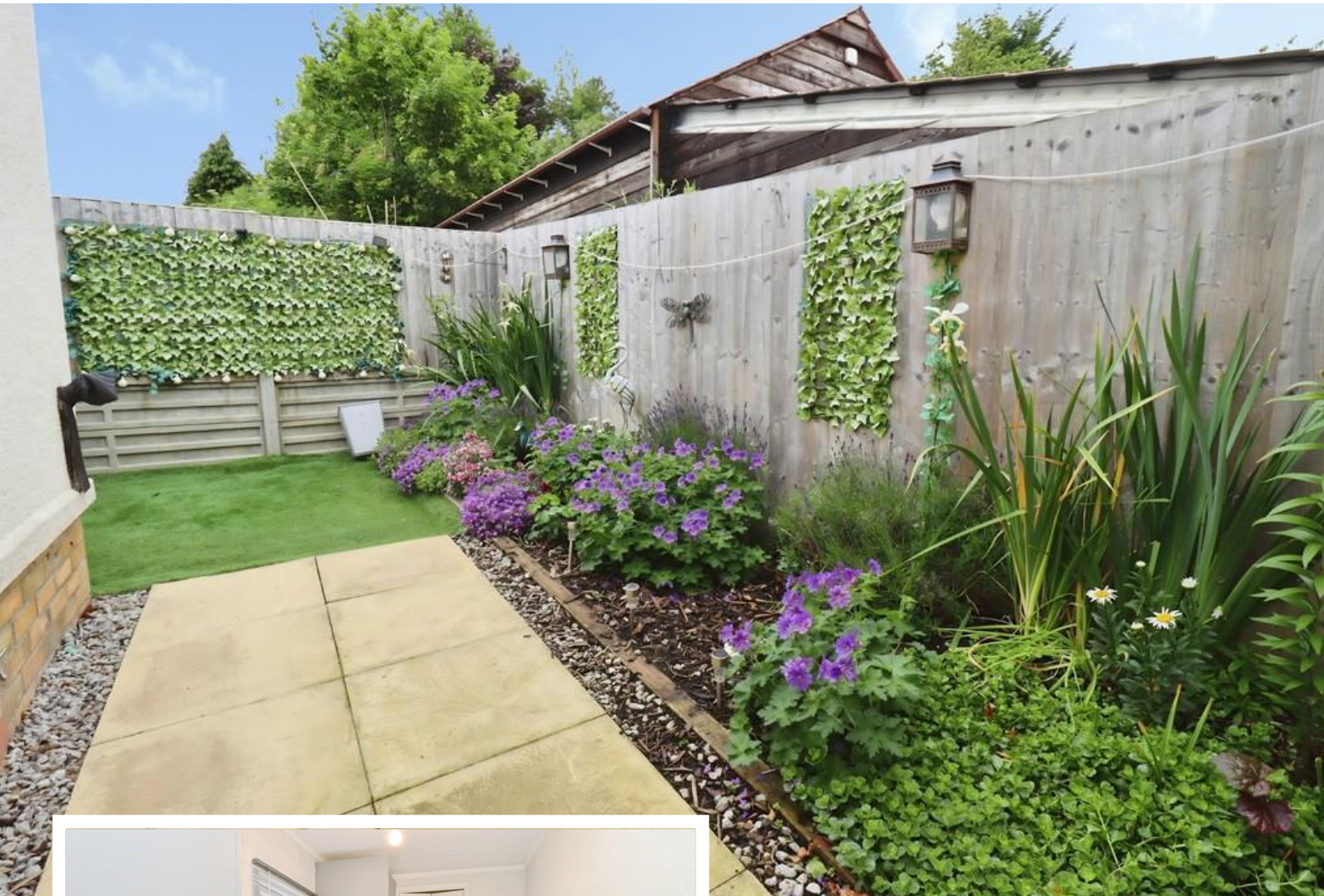


Book a Viewing!

£57,750

A well-presented, modern one Bedroom park home, located on the ever popular retirement site of Kingsmead Park, set within the Lincolnshire Wolds, an area of outstanding natural beauty. The home is well-positioned on a corner plot and benefits from private gardens to the side and rear, as well as a well-maintained garden to the front. Additionally there is a block paved driveway providing off road parking and also benefits from an EV charging point. Internally the property is well-presented and features a dual-aspect Lounge, Kitchen with modern fitted units, one Bedroom and a modern fitted En-Suite Shower Room. Kingsmead Park is a pet friendly retirement residential park for the over 50's and is a well situated for access to the nearby towns of Market Rasen, Cator and Louth.





LOCATION

Kingsmead Park is a picturesque and welcoming Residential Park exclusively for the over 50's. Located within this prestigious area of outstanding natural beauty in the Lincolnshire Wolds, with views over open countryside and the nearby village Binbrook offer further amenities. Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, General Stores, a Post Office, Public House, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities and there is a popular green bowls club.

ACCOMMODATION

KITCHEN

9' 0" 1" (2.74m x 0.03m) With UPVC double glazed window, laminate flooring and fitted with a range of wall, drawer and base units with work surfaces over and matching upstand. Stainless steel sink and drainer, integrated oven, four ring gas hob, space for freestanding fridge freezer and a wall unit housing the combi central heating boiler.

LOUNGE

11' 6" x 9' 9" (3.51m x 2.97m) With external UPVC double glazed double doors, UPVC double glazed window, laminate flooring and radiator.



BEDROOM 1

6' 11" x 9' 9" (2.11m x 2.97m) With UPVC double glazed window, radiator and laminate flooring.

SHOWER ROOM

7' 4" x 4' 5" (2.24m x 1.35m) With UPVC double glazed window, laminate flooring, panel-boarded walls, low level WC, wash hand basin with cupboard space below, shower cubicle and radiator.

OUTSIDE

To the front of the property there is a well-maintained garden with a variety of shrubs and plants. There is also a block paved driveway providing off road parking, which benefits from an EV charging point and sensor light. To the rear and side of the property there are further low-maintenance artificial lawn gardens with a range of attractive plants and shrubs. There are also two outbuildings, one of which has plumbing and space for a washing machine.

KEY FACTS FOR BUYERS

SERVICES

Mains electric, gas, water and drainage. Gas central heating. (Water billed quarterly & Electricity billed monthly by the site owner).

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.

NOTE - Ground Rent - approx. £197.20 per calendar month.

All figures should be checked with the Site Owners prior to completion of the sale.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

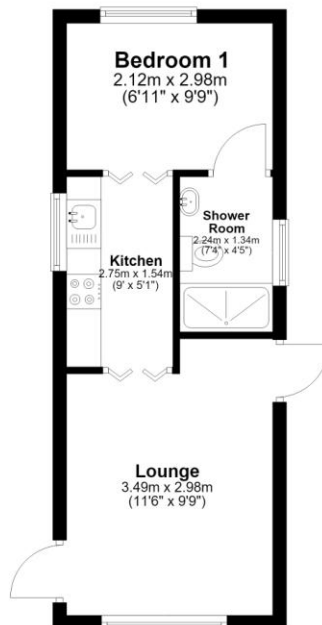
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 25.5 sq. metres (274.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

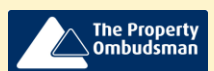
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



www.mundys.net