



14 First Avenue Parklands Mobile Homes, Scunthorpe

£45,000 Leasehold

DETACHED PARK HOME • POPULAR RESIDENTIAL PARK HOME SITE • NO UPWARD CHAIN • DOUBLE BEDROOM • FITTED KITCHEN DINER & BATHROOM • FRONT LOUNGE • LOW MAINTENANCE GARDENS • IDEAL DOWNSIZE • CLOSE TO LOCAL AMENITIES • VIEW VIA OUR SCUNTHORPE OFFICE



paul fox
the family estate agents

Well maintained detached park home on Parklands site with lounge, kitchen/diner, bedroom, bathroom, low maintenance garden, gas central heating, and double glazing. Near shops and amenities.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Dining Kitchen

13' 1" x 9' 10" (4.00m x 3.00m)

Enjoying a side uPVC double glazed window and a side uPVC double glazed door allowing access to the park home. The kitchen includes a range of white gloss fronted low level units, drawer units and wall units with a laminate working top surface incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, integral Lamona electric oven with four ring gas hob with canopied extractor fan, brushed aluminium style pull handles, plumbing for a washing machine, space for standing fridge freezer, a wall mounted Valliant gas combi boiler which has been recently serviced, oak style laminate flooring, extractor fan and a door leads through to;

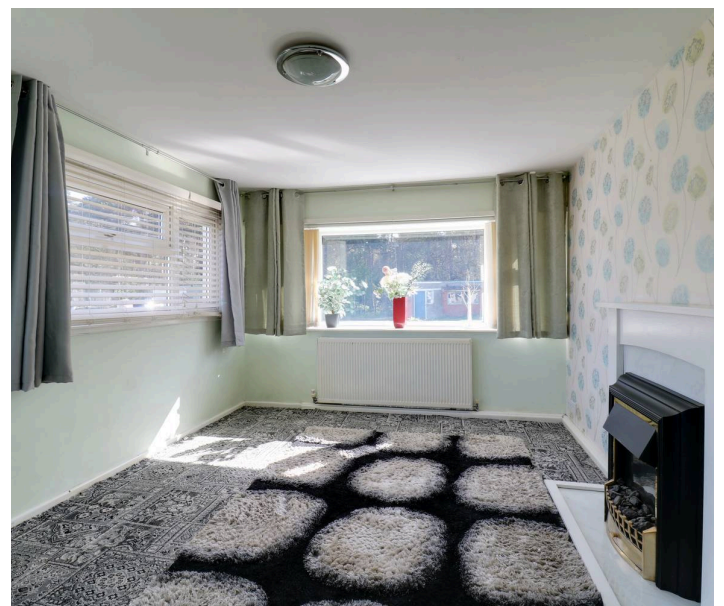
Lounge

12' 0" x 9' 10" (3.65m x 3.00m)

With a dual aspect including front and side uPVC double glazed windows and a further side uPVC double door, an electric coal effect fireplace with decorative surround and mantel and TV input.

Inner Hallway

Has a side uPVC double glazed window and access through to;





Bathroom

6' 7" x 7' 10" (2.00m x 2.40m)

With a side uPVC double glazed window with frosted glazing and a four piece suite in white comprising a panelled bath with tiled splash backs, low flush WC and a corner walk-in shower cubicle with a chrome mains shower, tiled splash backs and twin curved glazed doors, pedestal wash hand basin with tiled splash back and laminate flooring.

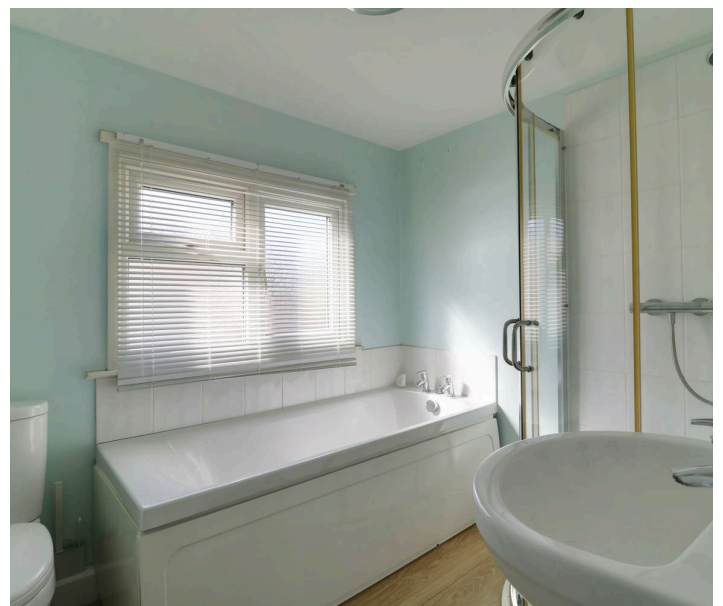
Bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

With a side uPVC double glazed window.

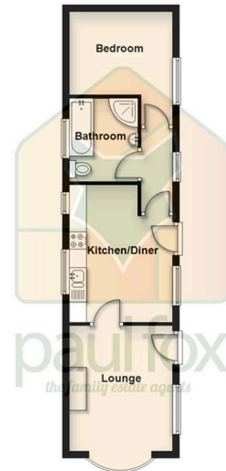
Grounds

The property provides surrounding manageable low maintenance gardens with a gravelled top side garden with a further well maintained lawned garden. To the rear of the park home is a block built storage outbuilding and surrounding secure boundary fencing. The park home is none overlooked to the front.





Ground Floor
Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 38.7 sq. metres (416.3 sq. feet)

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