



Lindum Park, Ruskington
£140,000



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Key Features

- Park Home
- Two Double Bedrooms with separate Dressing Room/Office
- NO ONWARD CHAIN
- Sought After Lindum Park in Ruskington
- Sizeable Plot
- Detached Garage
- EPC rating Exempt
- Current Council Tax Band A





Offered to the market with no onward chain, this deceptively spacious two double bedroom park home is situated on a more than generous plot on the popular Lindum Park site in Ruskington, conveniently located within walking distance of the village centre. The accommodation comprises an entrance hall, spacious lounge, kitchen with separate dining room, utility room, two double bedrooms, a separate office/dressing room, and a shower room. Externally, the property further benefits from a single detached garage and well-proportioned outside space. A fantastic opportunity in a sought-after location, with viewing highly recommended.

Entrance Hall

Lounge
6.11m x 3.58m (20'0" x 11'8")

Kitchen
3.31m x 2.29m (10'11" x 7'6")

Dining/Office
2.75m x 2.29m (9'0" x 7'6")

Utility Room

Shower Room

Bedroom One
4.14m x 2.9m (13'7" x 9'6")

Bedroom Two
3.25m x 2.9m (10'8" x 9'6")

Office
2m x 2.04m (6'7" x 6'8")

Garage
6.03m x 3m (19'10" x 9'10")

Park Home Information

All Utilities: some homes are supplied by the Park and billed by them, but some aren't, so need to check the status for each home with the vendor/ park.

Ground rent: may rise in April when it is reviewed by the park owner in line with the rate of CPI

Pets: No more than 2 Dogs and 2 Domestic Cats

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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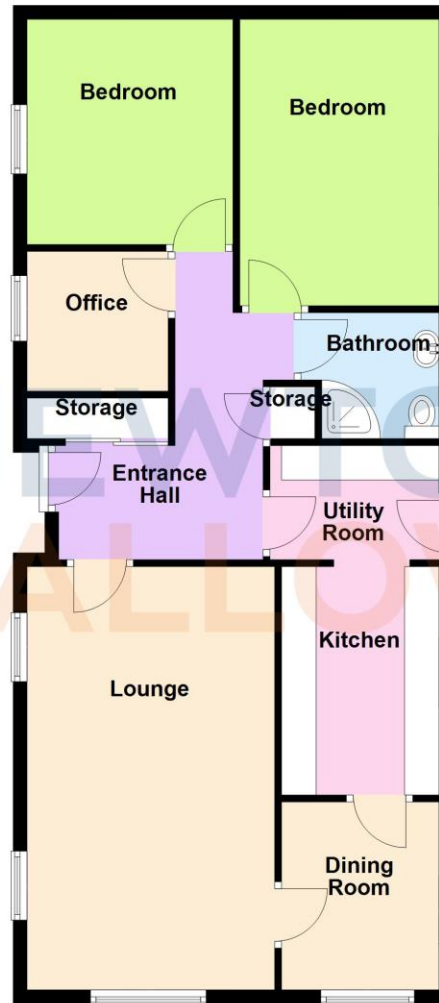




Floorplan

Ground Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.4 sq. feet)
55 Lindum Park, Ruskington



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