



**Connells**

Bramfield Park Homes Theddingworth Road  
Lubenham Market Harborough

# Bramfield Park Homes Theddingworth Road Lubenham Market Harborough LE16 9TP

for sale offers in the region of  
**£75,000**



## Property Description

An opportunity to purchase this immaculate park home located on Theddingworth Road, just outside the picturesque village of Lubenham.

The park home has bottled gas heating and comes with ample outside space including a garden area laid with artificial turf, raised decked area, allocated parking space plus a driveway complete with two large, metal storage sheds. The garden is enclosed by a stylish metal fence which adds to the attractiveness of this lovely space.

Bramfield Park is a 12-month residential park providing all year round living for the over 50's. The superb development is well placed for Market Harborough and Lutterworth with a bus stop directly located to the entrance making popping into town. Residents are permitted to have either a small dog or cat with prior permission. The property has a ground rent of £164.90 per month including water.

As per standard park home site regulations, 10% of the value of the park home is payable to the park home management company upon the future sale of the park home within the Bramfield's site. This figure is officially capped by government regulations.

## Agent's Note

There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the site' in

general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk)). 'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

## Living Room

This generously proportioned room accessed via the dining kitchen boasts double aspect windows giving plenty of natural light and benefits from a feature electric stove. External door leading to the rear garden. Radiator.

## Dining Kitchen

Situated to the front of the property, the kitchen features modern cabinets fitted in November 2025 with built-in electric oven with hob and extractor hood above, space for

washing machine and fridge, single basin with draining board, windows to sides of property. Radiator.

## Double Bedroom

Double bedroom with fitted wardrobe, built-in dressing table and window to front.

## Shower Room

Fully tiled shower room containing shower enclosure with mains shower and marble effect shower panels, WC, heated towel rail, free-standing sink and stylish feature flooring.

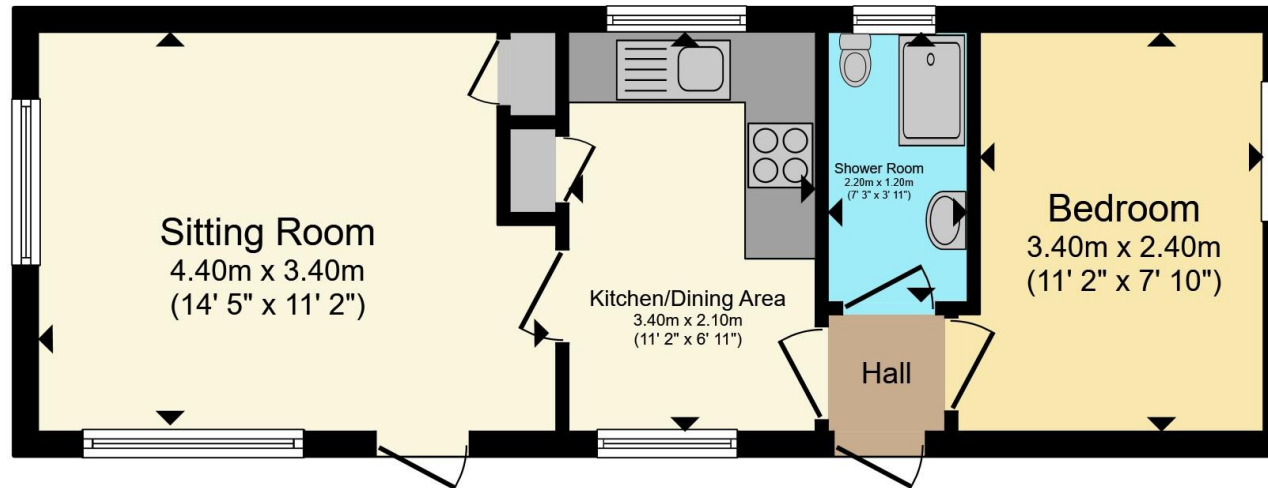
## Outside

To the rear of the property is a garden laid with artificial turf which can be accessed from outside and also from the living room via a decking area. The property has two parking spaces, driveway with metal storage sheds with an attractive metal fence enclosing the garden.









Total floor area 35.4 m<sup>2</sup> (381 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01858 465 921**

**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

EPC Rating: Council Tax  
Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/MKH308366](http://connells.co.uk/Property/MKH308366)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKH308366 - 0008