







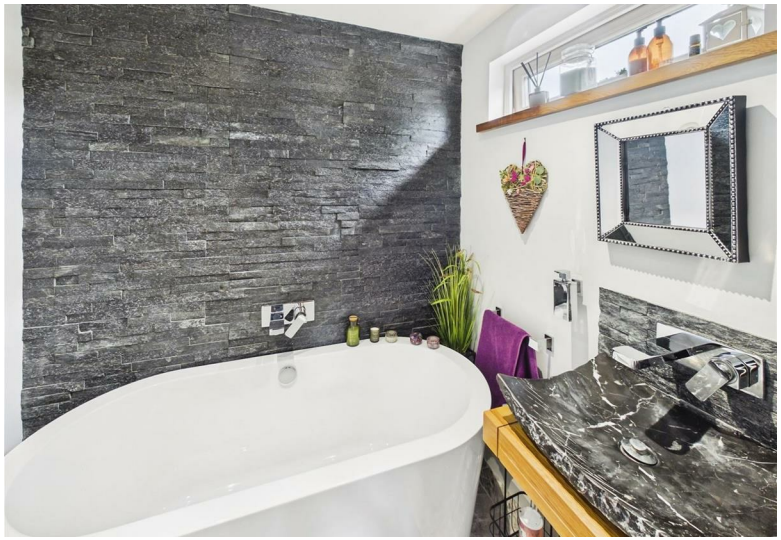
## Broxburn Park, South Hykeham, Lincoln

## Asking Price £180,000

MARTIN&CO







# Broxburn Park, South Hykeham, Lincoln

## Park home

## 2 Bedrooms, 2 Bathroom
## Asking Price £180,000

- Over 45's Only
- Open Plan Living
- Modern and Well Presented Throughout
- Parking and Garage
- Chain Free
- Council Tax Band - A
- Tenure - Freehold
- Great Transport Links

A modern and beautifully presented two bedroom park home, situated on a popular over 45's development situated at Broxburn Park in the popular South Hykeham area of Lincoln. South Hykeham. Offering Spacious open plan living, en-suite to the master bedroom, garage and a generous low maintenance garden. Chain Free!

At the heart of the home is the impressive open plan lounge, dining area and kitchen, creating a bright and sociable living space with plenty of room for both relaxing and entertaining. The accommodation also comprises two bedrooms, with the master bedroom benefiting from its own en-suite, together with a separate main bathroom.

Description
*NO CHAIN - MODERN PARK HOME*

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Externally, the property continues to impress with a spacious, low maintenance garden, providing an excellent outdoor area without the upkeep associated with a traditional lawned garden. The property also benefits from a garage, providing secure parking or useful additional storage. You also have space for two vehicles at the front of the home.

Modern and well presented throughout, this attractive park home would be ideally suited to buyers looking to downsize or enjoy a more manageable home within an established over 45's development. Viewing is highly recommended to appreciate the accommodation and outside space on offer.

Council Tax Band - A
Tenure - Freehold









Living Room
18'4" x 10'4"
Wooden flooring, windows with blinds, ceiling spot lights, two standing radiators.

Dining Room
9'3" x 7'8"
Wooden flooring, window with blinds, broadband point, radiator, storage cupboard

Kitchen
8'5" x 10'1"
Lino flooring, gas hob, extractor fan, two integrated ovens, ceiling spotlights, wall mounted cupboards and window to side rear of the property.

Bedroom2
9'1" x 11'6"
Carpet flooring, french patio doors to the decking area, standing radiator and ceiling spotlights.

Bedroom1
11'3" x 9'2"
Carpet flooring, french patio doors to the decking area, standing radiator, ceiling spotlights and en-suite.

En-suite
4'9" x 6'2"
Tiled flooring, three piece suite with bath, sink and toilet. Ceiling spotlights and window.

Bathroom
6'6" x 1'10"
Standing radiator, shower cubicle, sink basin with cupboard and lino flooring.

Ground Maintenance
Pitch Fee charges - £153.46 per month

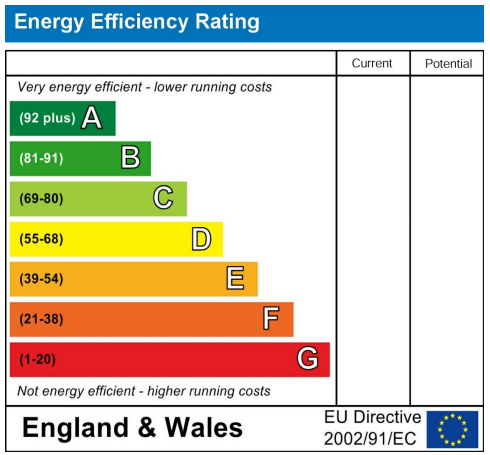
Fixtures and Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

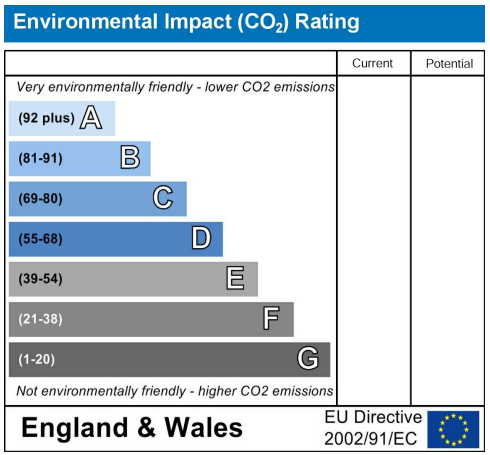
Agent Note
Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets are allowed on the development, subject to the site owners discretion.

Park homes do not require an Energy Performance Certificate (EPC).






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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman