

Four Seasons, Chapel St Leonards

£140,000



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- Park Home
- Over 55s Site
- 2 Double Bedrooms
- Large Kitchen
- Separate Dining Room

- Garage
- LPG Heating
- Fishing Lake & Beach Access
- Phone Lines Open 8am to 8pm
(7 days a week)



With NO ONWARD CHAIN this Park Home is situated on the popular Four Seasons Park for the over 55s with easy access to the sea front direct from the site, on site fishing lake and close to all the local village amenities. It has a lovely lounge and separate dining room, a large kitchen and a wet room bathroom. There are 2 double bedrooms, a garage and a nice enclosed rear garden. With ramped access and LPG gas combi boiler too.

Lounge 3.42m x 4.86m (11'2" x 15'11")

Centered around electric log burner effect fire. Double aspect windows creating a nice light room.

Dining Room 2.45m x 2.39m (8' x 7'10")

Double doors from the lounge and bow window creating a lovely bright dining space.

Kitchen 5.08m max x 2.91m max (16'8" max x 9'6" max)

With built-in storage cupboard as well as airing cupboard housing the LPG bottled gas Ideal branded boiler. Fitted with a range of wall and base units in a matt white. Integrated Indesit ceramic hob with extractor hood fitted above. Integrated hotpoint double oven and grill. Composite 1 & 1/2 bowl sink under Upvc double glazed window to the side elevation.

Bathroom 1.95m x 1.59m (6'4" x 5'2")

Wet-room shower with Mira thermostatic shower, toilet and pedestal sink. Obscure Upvc double glazed window to the side elevation and electric heated towel rail.



Bedroom 1 2.93m x 3.25m (9'7" x 10'7")

Currently laid out with double bed, bedside cabinets, triple wardrobe and drawers with radiator under Upvc double glazed window to the rear elevation.

Bedroom 2 2.92m x 3.14m max (9'6" x 10'3" max)

Currently laid out with double bed wardrobe and built in wardrobes, with radiator under Upvc double glazed window to the side elevation.

Garage 2.53m x 6.73m (8'3" x 22')

Single garage with up and over door and power.

Outside

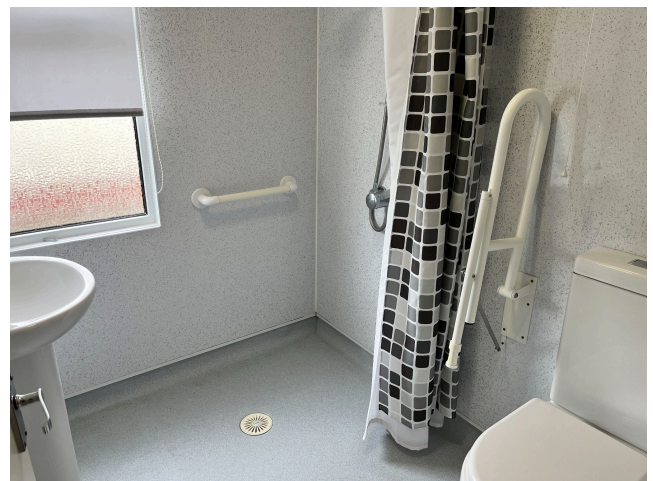
Graveled front with slabbed drive up to the garage providing parking for up to 2 vehicles. Gated access down the side of the park home to the rear garden. The rear garden has two metal storage sheds and has been laid to raised decking and covered with artificial grass.

The Park

Situated on the Park is a lovely fishing lake for residents to use either fishing or sitting around enjoying the wildlife. There is a walkway access to the beach via a secure locked gate. The Park is also PET FRIENDLY. Rules apply, please ask for a copy of the site rules

The site fees are £208.26 per month and included water & sewerage. Site fees reviewed annually in January.

Res



Tenure

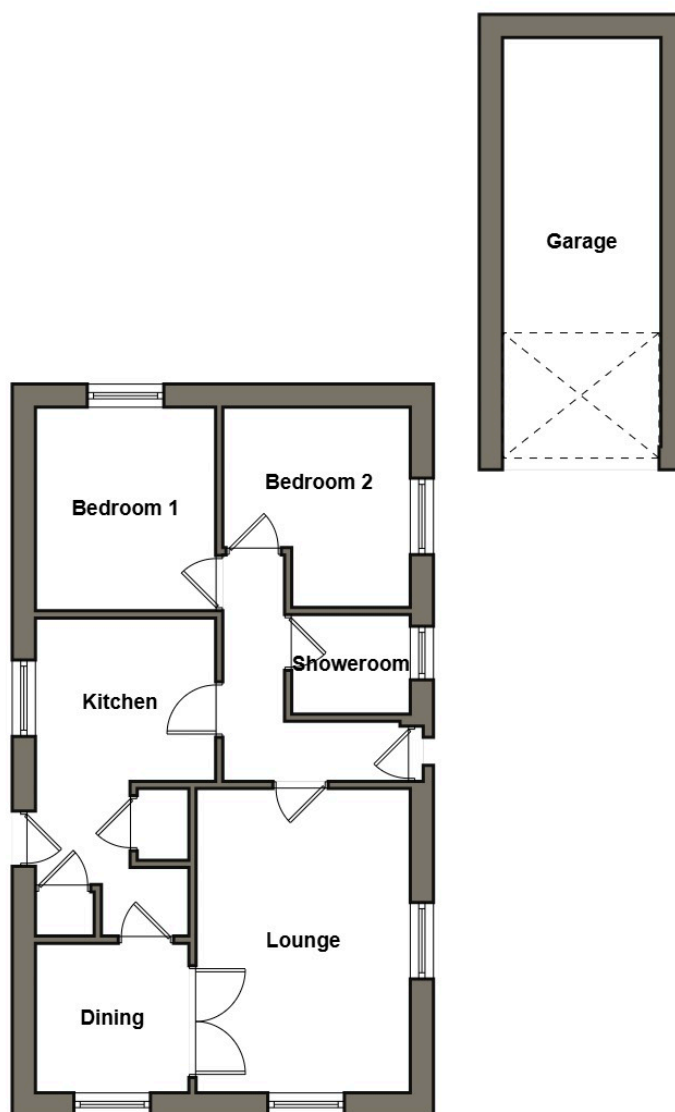
Park Homes are neither freehold or leasehold. They are governed by the MOBILE HOMES ACT 1983 and the MOBILE HOMES (Selling & Gifting) Regulations 2013

Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





Floorplan is for layout purposes only and should not be used for structural purposes