



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



14 Kingsmead Park
Swinhope
LN8 6HS

£110,000

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Property Description

**Serenity Living in a Stunning Setting ** This charming two-bedroom detached park home bungalow offers a tranquil lifestyle in a superior-sized plot with breathtaking open views of the surrounding fields. Connected to all mains services, including drains, this property provides relaxed living in a picturesque setting. The well-insulated interior features an entrance hall, a cozy lounge, a breakfast kitchen, two comfortable bedrooms, and a modern shower room. Outside, you'll find a rare detached concrete sectional garage with an electric roller door, plus parking to the front and potential for more. With a ground rent of approximately £2400 per annum and council tax at band A, this property presents a fantastic opportunity to enjoy a serene lifestyle. Whether you're looking to downsize or simply seeking a peaceful retreat, this park home is definitely worth a viewing. Imagine enjoying your morning coffee in the lounge, taking in the stunning views, and feeling the stress melt away. Schedule a viewing today and make this tranquil haven yours! Would you like to know more about the local area or arrange a viewing?

Entrance hall

A small entrance hall from the side leads to all rooms.

Lounge

13' 7" x 10' 0" (4.15m x 3.06m)
Good sized room with two uPVC window

Kitchen breakfast

13' 7" x 9' 5" (4.15m x 2.86m)
Good sized well fitted modern kitchen with small space for dining table and chairs

Bedroom One

8' 0" x 7' 5" (2.43m x 2.27m)
Good sized bedroom with fitted wardrobes and uPVC window to the rear

Bedroom Two

9' 4" x 8' 0" (2.85m x 2.43m)
Good sized rear bedroom currently used as an office.

Shower room

5' 11" x 4' 9" (1.80m x 1.46m)
Modern shower room with good sized low threshold tray and aquaboard walls

Front garden

Open driveway with parking for one car on concrete driveway in front of the garage with gravel garden. There open access to the rear on one side with potential for more parking and gate access on the other side.

Rear and side garden

A good sized rear garden has mature hedge, shed a fencing to the side and rear. It's mostly laid to mow maintenance gravel.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

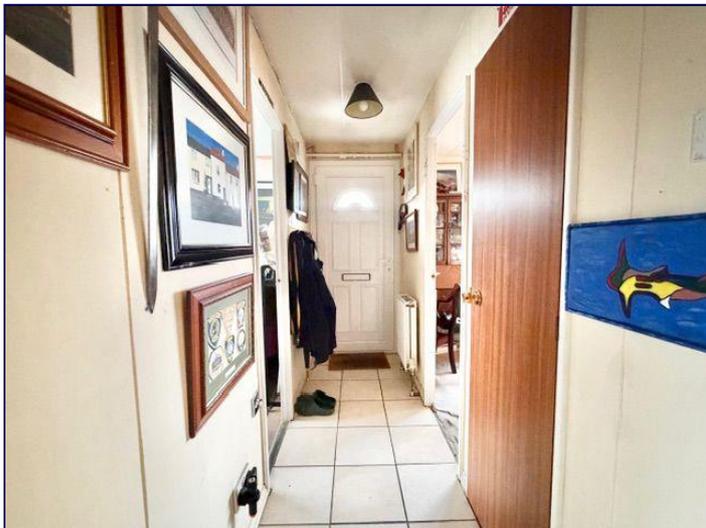
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

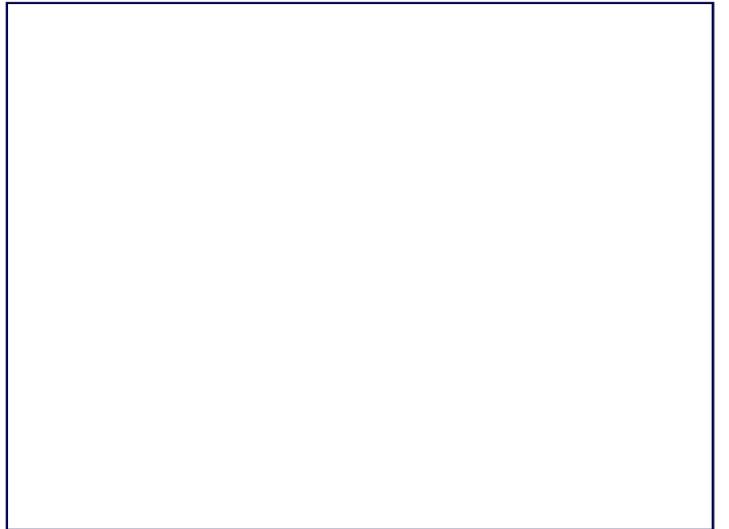
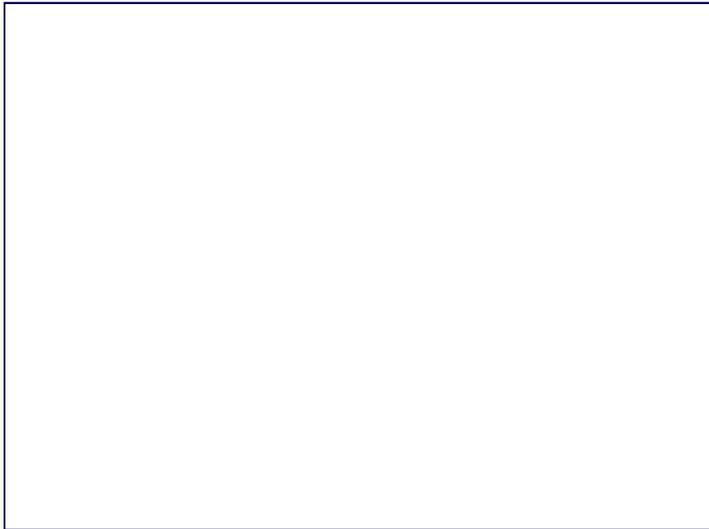
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.







OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq ft. (46.2 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, ceiling, room and wall area have an approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The location, operation and appearance of any fixtures, fittings and appliances are shown as to their general location only and are not to scale. Please refer to the property purchase documents for further details.