



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Retire and Relax"

Situated on the sought after Bramfield Park located between the desirable villages of Lubenham and Theddingworth, this one-bedroom mobile park home is located within a secluded development offering an ideal retreat with a garden, driveway and brick-built store!



Asking Price: £80,000

Bramfield Park

Lubenham

LE16 9TP





Located on the outskirts of Lubenham, the property benefits from access to the bus stop and is within close driving distance of Market Harborough.

Available to the over 50s, the property offers a unique opportunity whether you are looking to retire by the countryside or downsize! The property is subject to a site fee of £164.70 and a water fee of £11.66 per calendar month. Upon completion, a 10% site charge is owed to the park development, of which the current owner of 20 Bramfield Park has agreed to pay.

Entrance is gained into the well-presented living room featuring a dual aspect and benefitting from a recently fitted front window, flooding the room with natural light. The living room offers access to the useful storage cupboard, housing the Valliant boiler, which also offers an up-to-date service certificate dated July 2026.

Modern kitchen/breakfast room with timber effect flooring, two feature windows and space for a small dining table and chairs, perfect for entertaining. The kitchen comprises a range of eye and base level units, a refitted worktop and one and a half bowl sink and attractive panelled splashbacks. There is a modern four ring hob, oven and microwave all integrated, and space for a fridge/freezer and slimline dishwasher.



Inner hallway offering side access into the park home with a generous cloakroom cupboard, access to the airing cupboard, main bedroom and shower room.

The main bedroom is situated to the rear elevation with a side window to the south facing aspect.

The shower room is of generous size with a chrome heated towel rail and incorporates a three piece suite to include a double width shower enclosure with electric Triton shower , a vanity enclosed wait hand basin and a low level WC



Located within Bramfield Park Home development, the property offers a sought after plot with a block paved driveway to one side and a gravelled aspect to the other. A paved path with steps rise to the front door. To the side elevation is a fantastic patio area ideal for seating and there is also access to a brick built store with power, plumbing and light.

Ground Floor



Living Room - 3.43m x 2.9m (11'3" x 9'6")

Kitchen - 3.43m x 2.82m (11'3" x 9'3") max

Shower Room - 2.41m x 2.24m (7'11" x 7'4") max

Cloakroom - 1.22m x 1.09m (4'0" x 3'7")

Bedroom - 3.43m x 2.29m (11'3" x 7'6")

Store - 2.44m x 2.29m (8'0" x 7'6")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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