

FOR SALE



Grace Park, Blyton

1 Bedroom, 1 Bathroom, Park Home

Asking Price Of £49,950



Grace Park, Blyton

1 Bedroom, 1 Bathroom

Asking Price Of £49,950

**BRAND NEW DELUXE PARK HOME |
COUNTRYSIDE VIEWS | GATED DEVELOPMENT |
12-MONTH OCCUPANCY | TWO BEDROOMS |
DECKING AREA | PART EXCHANGES
CONSIDERED**

Martin & Co are delighted to offer for sale this brand new deluxe park home, situated within the attractive and gated Grace Park development in the sought-after village of Blyton.

- Deluxe Park Home
- Gated Community
- Close To All Amenities
- Countryside Views
- Gas Central Heating

Offering the opportunity to enjoy modern, low-maintenance living in a peaceful countryside setting, this impressive home benefits from stunning open countryside views and a private decking area from which to enjoy the surroundings.

The accommodation comprises a welcoming open-plan kitchen/dining/lounge, two bedrooms and a family bathroom, providing comfortable and versatile living accommodation.

Grace Park is conveniently positioned within Blyton, with a range of local amenities close by, including shops, schools and medical facilities, whilst the surrounding countryside provides excellent opportunities for walking and enjoying the outdoors.

The park operates on a 12-month occupancy basis, making this suitable for those looking for a permanent home rather than simply a holiday retreat.

Site fees are approximately £3,000 per annum, with utilities charged on a pay-as-you-use basis.

Part exchanges are also welcomed for caravans and motor homes, subject to the usual terms.

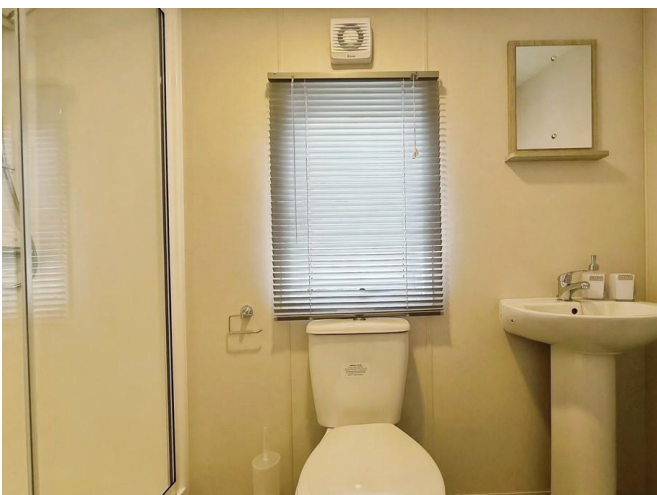
An excellent opportunity to acquire a brand new park





home in a peaceful village location with attractive countryside views. Early viewing is highly recommended.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT





%epcGraph_c_1_210%



Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: gainsborough@martinco.com

01427 611833

<http://www.martinco.com>



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, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for 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.