



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Park Home Living!"

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



Bramfield Park
Theddingworth Road,
Lubenham
LE16 9TP



Available to the over 50s, the property offers a unique opportunity for those looking to enjoy a quieter way of life, whether you are looking to retire to the countryside or downsize.

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

Steps up to the decked entrance area lead to the front door and into the property.

Entrance Hall with access to the kitchen, shower room and bedroom.

Modern kitchen/breakfast room with timber-effect flooring, two feature windows and space for a small dining table and chairs, creating a lovely space for casual dining. The kitchen comprises a range of eye and base-level units, square-edge laminate worktops, a ceramic sink and drainer, and attractive panelled splashbacks. There is a brand new four-ring hob and integrated oven, and space for a fridge and washing machine.

There is also a useful storage cupboard, with a separate cupboard housing the boiler.

Well-presented living room with a large rear window enjoying a pleasant south-facing aspect, together with a door providing access to the outside decked area.

The main bedroom is situated to the rear elevation and benefits from useful fitted wardrobes and a dressing table, providing excellent storage.

The shower room is generously sized and benefits from a heated towel rail. It incorporates a three-piece suite comprising a shower enclosure, wash hand basin and low-level WC, finished with attractive vinyl flooring.

Located within the Bramfield Park Home development, the outside area is neatly arranged and low maintenance, featuring a raised decked seating area with attractive wrought-iron-style railings, alongside a block-paved patio and artificial lawn, providing practical and inviting space for outdoor seating and relaxation.

On the other side of the property, there are three large storage sheds, providing excellent additional storage and offering the option to be used as a workshop.

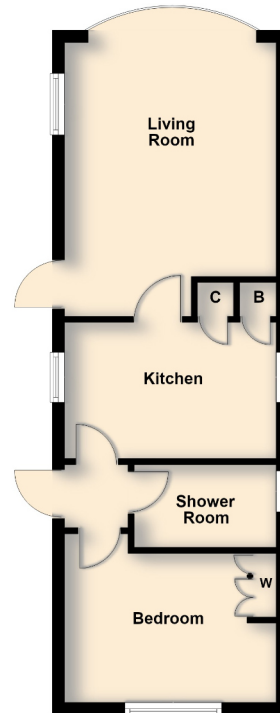
A block paved driveway provides parking for two cars.

The property is subject to a site fee of £169 per calendar month, which includes water. Upon completion, a 10% site charge is owed to the park development, of which the current owner of 2 Bramfield Park has agreed to pay.



Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 37.4 sq. metres (403.0 sq. feet)

Living Room - 4.44m x 3.45m (14'7" x 11'4") max

Kitchen - 3.45m x 2.21m (11'4" x 7'3")

Bedroom - 3.45m x 2.74m (11'4" x 9'0") max

Shower Room - 2.31m x 1.35m (7'7" x 4'5")



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



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

