



CHOICE PROPERTIES

Estate Agents

14 The Willows,
Maltby Le Marsh, LN13 0JS

Price £130,000



It is a pleasure for Choice Properties to bring to the market this exceptional two bedroom 2012 'Omar Elton' 28' x 12' park home, situated on the tranquil site of 'The Willows'. Boasting a full residential occupancy, the home benefits from a number of additional benefits and features, added by the current owners, to ensure an easy maintenance and uncomplicated way of living. Early viewing is most certainly advised with the property being further offered with no onward chain.

Benefiting from an LPG central heating system, uPVC double glazing throughout and custom mesh window and door coverings, the well presented and generously proportioned accommodation is sold fully furnished and comprises:-

Reception Room

14'03" x 10'11"

Light and airy reception room, benefiting from double opening 'French' doors leading out onto the composite decked seating veranda, and fitted with an electric feature fireplace, set in seating surround, TV aerial, laminate flooring and an opening through to the:

Dining Room

6'10" x 7'09"

Providing ample space for a dining table with laminate flooring and a door to the:

Kitchen

9'09" x 9'01"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, integrated washing machine, integrated fridge/freezer, space for a freestanding tumble dryer, partly tiled walls, rear uPVC door and the kitchen also houses the wall mounted 'Glow•worm' combination boiler; supplying both the central heating and hot water systems.

Inner Hallway

8'06" x 3'03"

With a built in storage cupboard, laminate flooring and the inner hallway houses the wall mounted 'Glow•worm' thermostat.

Bedroom 1

9'11" x 9'02"

Spacious double bedroom with a fitted triple wardrobe and TV aerial.

Bedroom 2

6'10" x 9'02"

Double bedroom with a fitted triple wardrobe and a TV aerial.

Bathroom

5'05" x 6'01"

Fitted with a three piece suite comprising a panelled bath tub with shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, partly tiled walls and an extractor fan.

Driveway

The property benefits from one of the largest plots on the site, including an extended driveway and turning circle, providing off road parking for several vehicles.

Gardens

Beautifully tended gardens surround the property, with the main garden being mostly laid to lawn with timber fencing to the boundaries. Low levelled timber fencing to the rear allows you to enjoy the field views, over the nature walk that neighbours the site. The garden is rich with colour, presenting an array of plants, shrubs and trees all with self watering mechanisms; a real green-fingered enthusiast's dream. If you enjoy relaxing outdoors, or outdoor dining/entertaining, the composite seating veranda, offers the perfect space to soak in the sunshine, whilst being protected from any winds, with a custom made, Greek designed wind shield awning. There is also a range of outdoor storage on offer; this garden really does offer everything.

Tenure

The property is covered by the Mobile Homes Act 2013. Please contact us if you have any questions regarding this. Ground rent is paid to Willows Caravan Park and covers the maintenance of the communal areas as well. The current ground rent figure covering service charges too, is £183.13 a month. Water usage is monitored and paid through the site and on average is £30.00 a month. Similarly the electric is monitored and paid through the site. This is usually done on a quarterly basis.

Viewing arrangements

By appointment through Choice Properties on 01507 472016

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

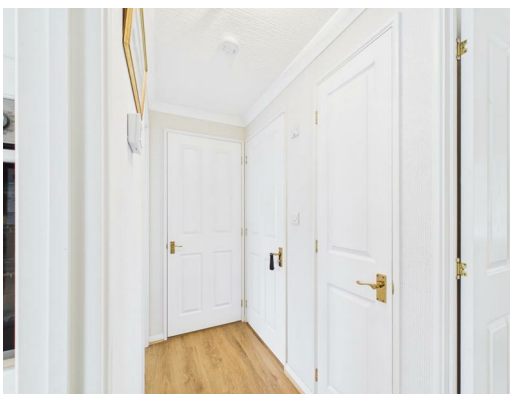
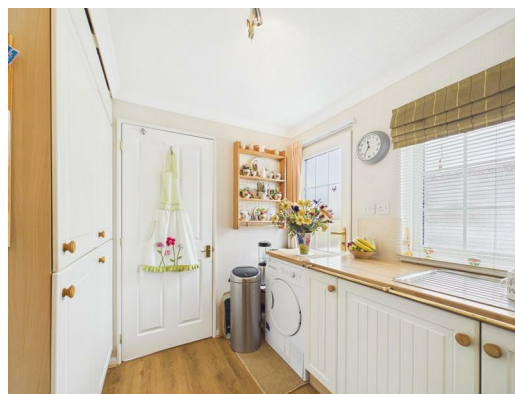
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

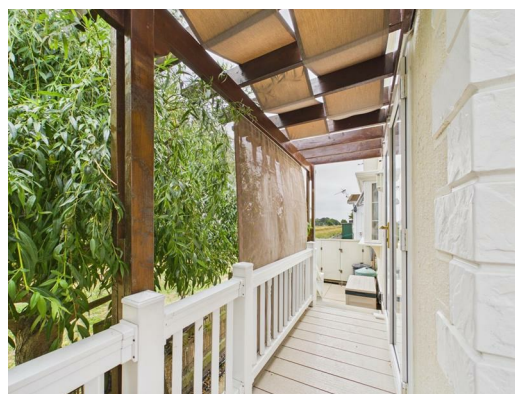
Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

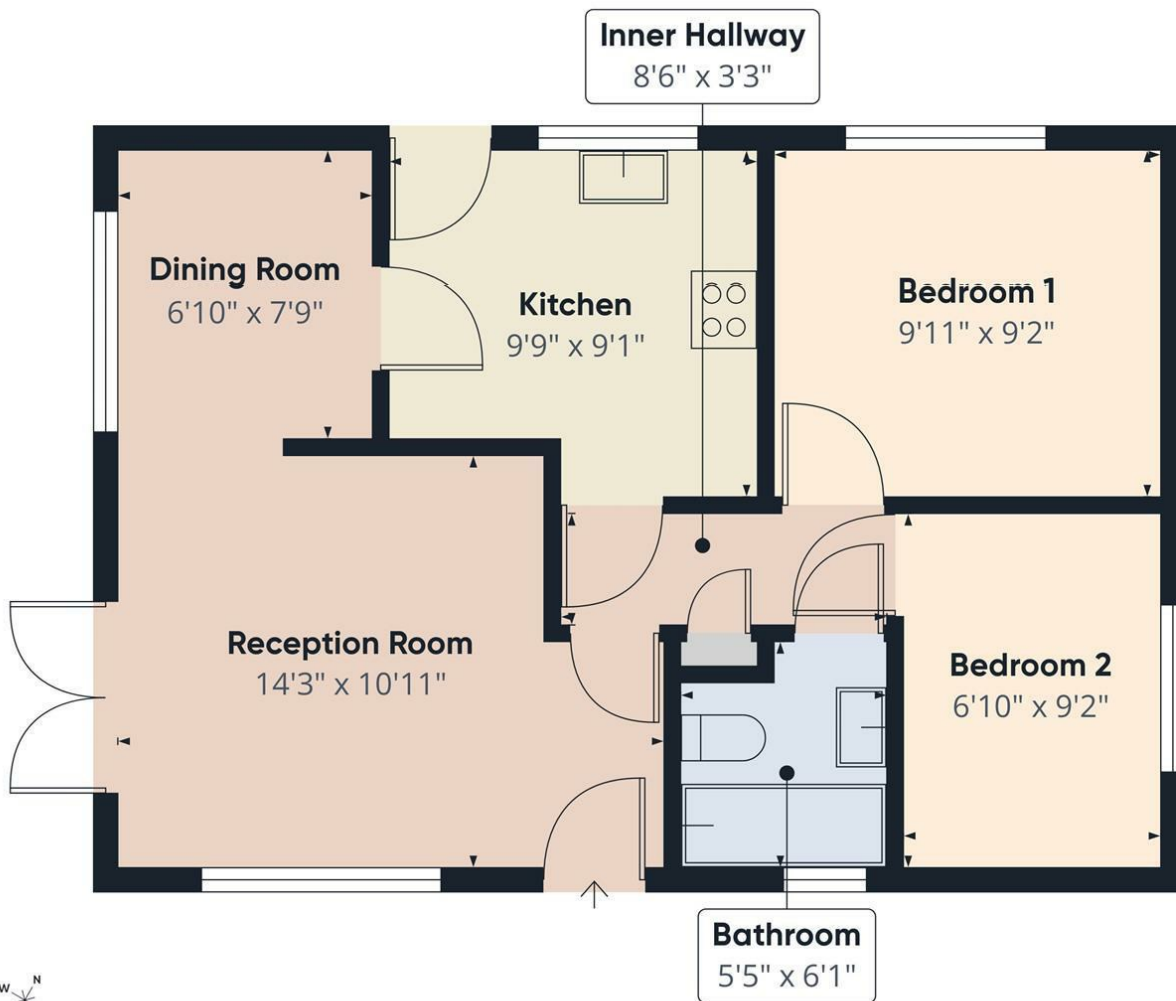
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Approximate total area^m
506 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From Mablethorpe head towards Alford and the first village is Maltby le Marsh. Just before you enter the village 'The Willows' can be found on your right hand side. From Alford head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh. As you leave the village 'The Willows' can be found on immediately on your left hand side.

