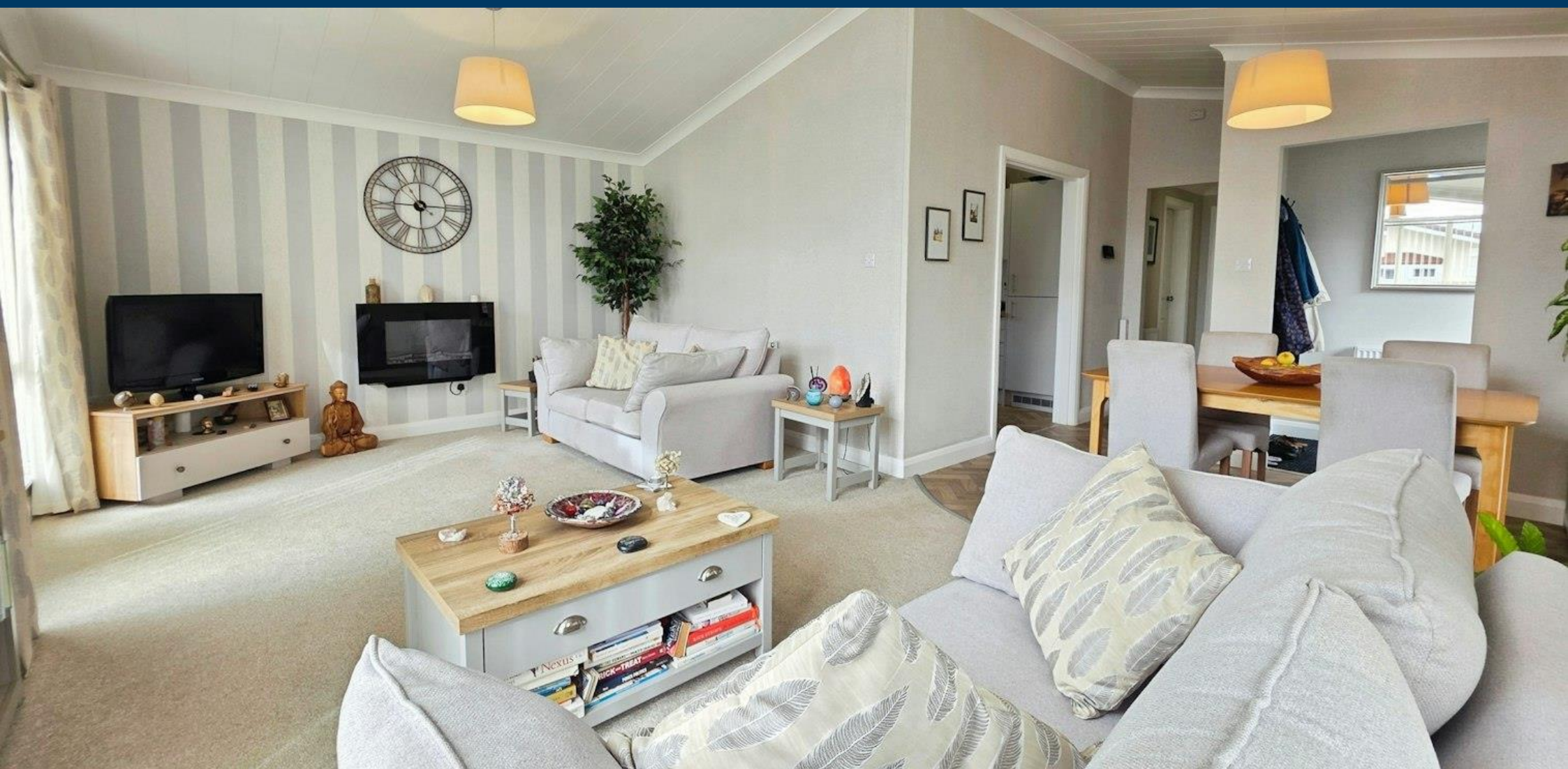




Lindum Park, Ruskington
£190,000





Key Features

- Kingswood 40ft x 20ft Park Home
- Two Double Bedrooms
- Only 4 Years Old
- Beautifully Kept
- Large Plot with Parking and Garage
- Sought after Lindum Park Site
- EPC rating Exempt
- Current Council Tax Band A





Situated on the sought-after Lindum Park residential site in Ruskington, exclusively for the over 50s, this exceptional Kingswood 40ft x 20ft two double bedroom park home is only four years old and beautifully presented throughout. The fantastic open-plan lounge diner features a raised ceiling and floor-length window to the front, while the modern kitchen offers a range of integrated appliances and a four-ring gas hob. There is a separate main entrance from the lounge diner, although the current owners predominantly use the kitchen entrance.

The principal bedroom is a generous double with fitted wardrobes and an en suite shower room, complemented by a second double bedroom and separate bathroom. The condition throughout is excellent and viewing is highly recommended.

Outside, the property occupies a generous plot with parking to both sides and a garage. The beautifully maintained wrap-around garden features established flowers and shrubs, a pond and several seating areas. The management charge is currently £144.68 every four weeks, which can increase annually in April in line with CPI. The site allows a maximum of two dogs and two cats, subject to site terms and conditions.

Ruskington is a popular and well-served village with a great range of everyday amenities including shops, cafes, pubs and medical facilities. The village also has its own railway station with connections towards Sleaford and Lincoln, together with good road and bus links to the surrounding area.

Park Home Information

Pets: No more than 2 Dogs and 2 Domestic Cats
Maintenance Charge: Paid 4 weekly, as of 13/09/2026 it is £144.68 - please note this may raise annually around April.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





Floorplan

Ground Floor

Approx. 87.2 sq. metres (938.8 sq. feet)



Total area: approx. 87.2 sq. metres (938.8 sq. feet)

75 Lindum Park, Ruskington

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