



Braemar Residential Park,
Kirkby Green
£50,000



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- One Bedroom Park Home
- NO ONWARD CHAIN
- Over 50s Residential Park
- Modernised Throughout

- Open Plan Kitchen Diner
- Wrap Around Garden and Parking
- Current Council Tax Band A
- EPC rating Exempt



Offered to the market with No Onward Chain, this well-presented and modernised one-bedroom park home is located on the highly regarded Braemar Residential Park in the peaceful village of Kirkby Green. Exclusively for the over 50s, the development offers a welcoming community and a relaxed lifestyle, whilst remaining within easy reach of nearby villages and local amenities.

Occupying a generous plot, the property has been well maintained by the current owner and is ready for its next owners to move straight into. Internally, the accommodation comprises a welcoming entrance hall, a bright and spacious lounge, a fitted kitchen/dining room offering ample storage and workspace, a generous double bedroom and a contemporary wet room

Externally, the property enjoys a wrap-around garden, predominantly laid to lawn, providing excellent outdoor space to relax and enjoy the peaceful surroundings. A private driveway offers off-road parking for several vehicles, adding further convenience.

Combining spacious accommodation, generous outside space and a sought-after village setting, this fantastic park home presents an excellent opportunity for anyone looking to downsize and enjoy low-maintenance living in a friendly community. Early viewing is highly recommended.



Lounge

3.34m x 2.92m (11'0" x 9'7")

Kitchen Diner

5.93m x 2.92m (19'6" x 9'7")

Wet Room

1.36m x 1.95m (4'6" x 6'5")

Bedroom One

2.92m x 2.92m (9'7" x 9'7")

Park Home Information

Utilities: provided by a supplier of the owners choosing.

Ground Rent: revised annually in April and any rise is in line with the rate of CPI.

Pets: Dogs are not allowed to be kept on the park



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

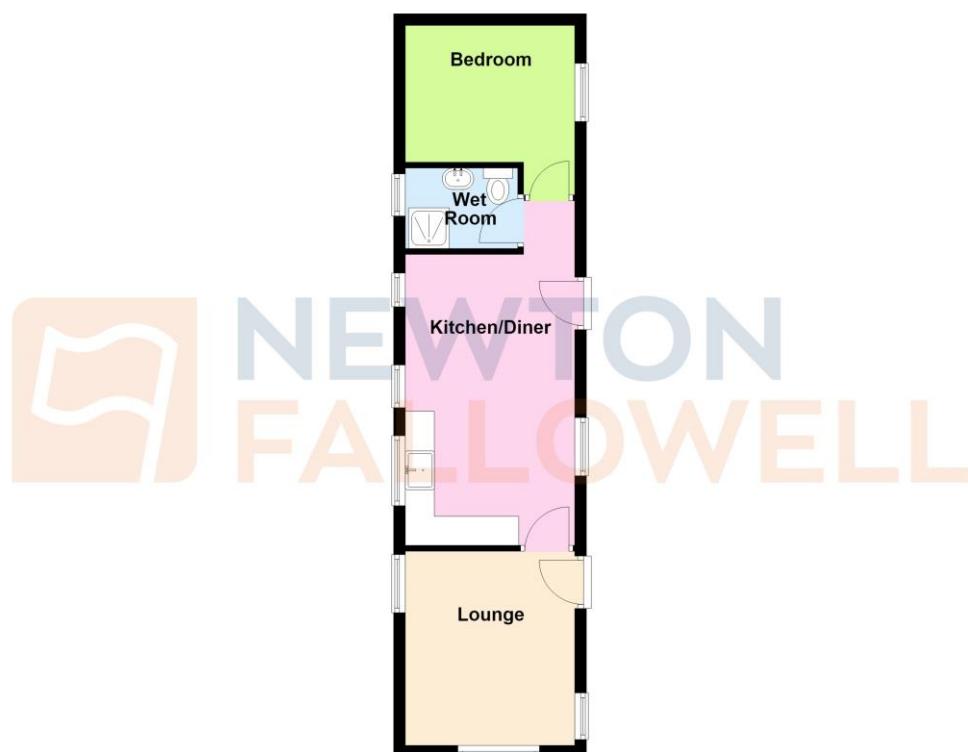
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage 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. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 36.1 sq. metres (388.7 sq. feet)

24 Braemar Park, Kirkby Green



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk