



**Connells**

Bramfield Park Theddingworth Road  
Lubenham Market Harborough



## Property Description

An opportunity to purchase this immaculate & only 4 years old park home located on Theddingworth Road just outside the picturesque village of Lubenham.

This delightful home boasts a generous living room, perfect for entertaining guests or simply relaxing. With two double bedrooms, with the main bedroom having an En-Suite bathroom, you'll have plenty of space to unwind and recharge.

The park home also comes with few extras, wall mounted electric fire, Twintec water softener, double electric oven, electric shower. To the outside there is metal fences all round & metal garden shed 11' x 5'.

The park home also offers blue brick damp proof courses offer exceptional benefits due to their high compressive strength.

Bramfield Park is a 12-month residential park providing all year round living for the over 50's. The superb development is well placed for Market Harborough and Lutterworth with a bus stop directly located to the entrance making popping into town. Residents are permitted to have either a small dog or cat with prior permission. The property has a ground rent of £194 per month plus a water rate of 11.66 a month.

As per standard park home site regulations, 10% of the value of the park home is payable to the park home management company upon the future sale of the park home within the Bramfields site. This figure is officially

capped by government regulations.

## Agent's Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

## Lounge

18' 10" x 9' 10" ( 5.74m x 3.00m )

## Kitchen/Diner

20' 2" max x 9' 4" plus recess ( 6.15m max x 2.84m plus recess )

Fitted kitchen with integrated appliances, new boiler and a storage cupboard.

## Bedroom One

9' 1" x 9' ( 2.77m x 2.74m )

With built-in wardrobe plus dressing area and shower en-suite.

## En-Suite

With shower unit, W/C and wash hand basin.

## Bedroom Two

8' into wardrobe x 10' 1" ( 2.44m into wardrobe x 3.07m )

With fitted wardrobes.

## Bathroom

Having a bath with electric shower over, wash hand basin and W/C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating:  
 Exempt

Council Tax  
 Band: A

Tenure:

**[view this property online connells.co.uk/Property/MKH308129](http://www.connells.co.uk/Property/MKH308129)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MKH308129 - 0012