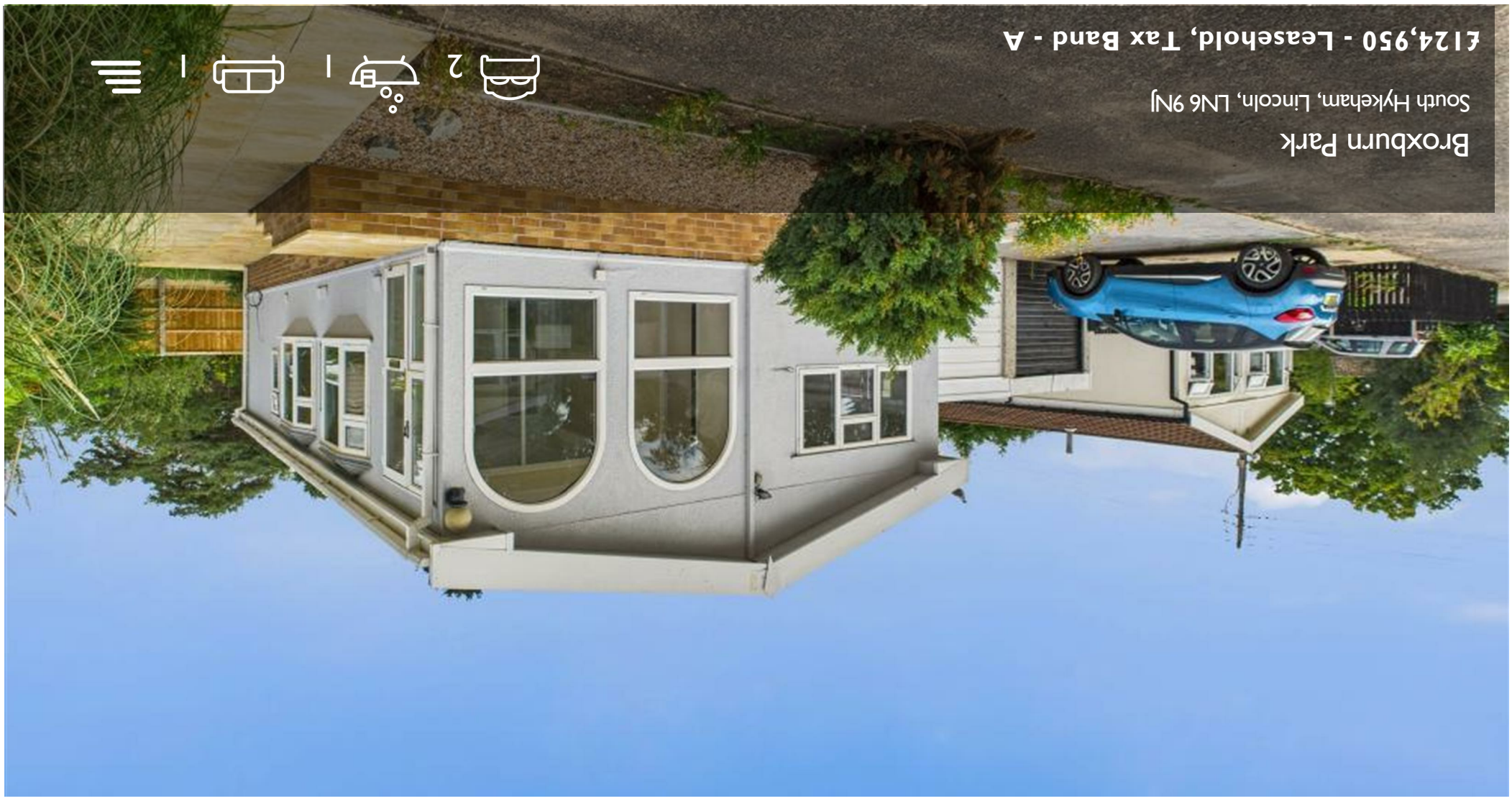


Broxburn Park

South Hykeham, Lincoln, LN6 9NJ

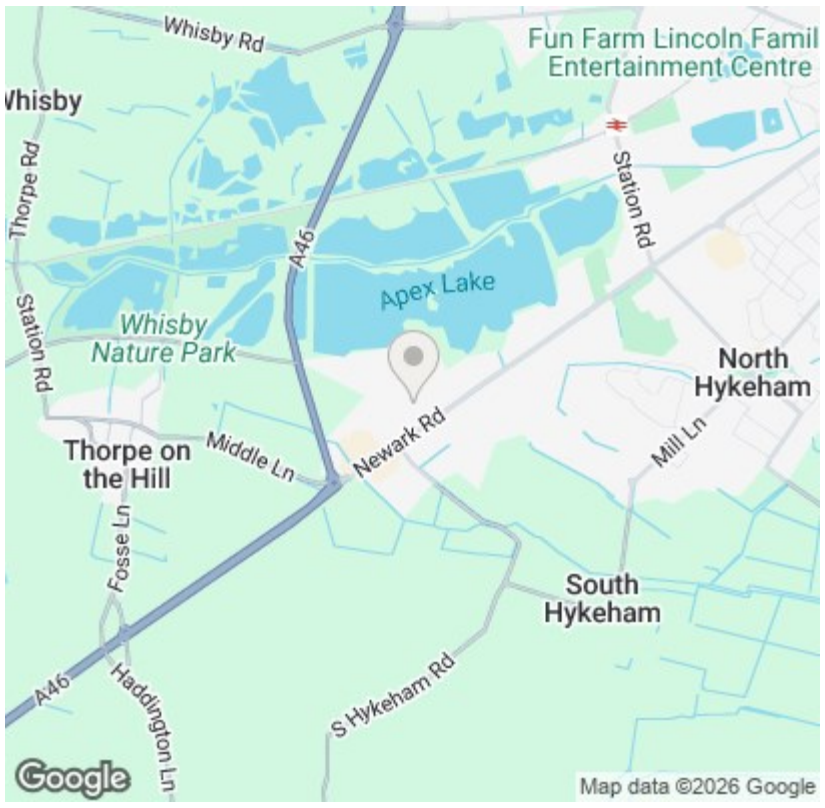
£124,950 - Leasehold, Tax Band - A

2 | | |

Floor Plan



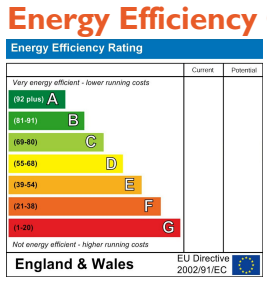
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Broxburn Park

South Hykeham, Lincoln, LN6 9NJ

Situated in the sought-after over-45s development at Broxburn Park, South Hykeham, this charming two-bedroom detached mobile-home is offered with no forward chain and presents an ideal downsizing opportunity in a welcoming, pet-friendly community. The property features a spacious lounge, well-appointed kitchen, modern shower room, and two comfortable bedrooms, complemented by a private rear garden, detached single garage, and off-road parking. Part-exchange and financing options are available, and a virtual tour can be arranged for convenience. Located close to local shops, amenities, and excellent transport links, this home combines peaceful living with practical accessibility.

This well-presented park home offers thoughtfully designed accommodation with a layout that makes the most of its generous 65.2 m² footprint. A bright entry porch leads into a spacious lounge, providing an inviting setting for everyday living and entertaining. The adjacent kitchen offers ample workspace, fitted storage, and space for dining, with direct access to the garden. Two well-proportioned bedrooms are served by a modern shower room fitted with a walk-in shower, wash hand basin, and WC. Outside, the property benefits from a wrap-around plot with a private rear garden, perfect for enjoying the outdoors. The detached garage and driveway provide ample parking and storage options. Set within a peaceful, landscaped development exclusively for over-45s, Broxburn Park offers a secure and friendly environment where pets are welcome.
South Hykeham is a thriving village approximately 4 miles south-west of Lincoln, offering a good range of local amenities including shops, pubs, and healthcare services. Larger supermarkets and retail parks are just a short drive away, while Lincoln city centre is easily reached for more extensive shopping, dining, and cultural attractions. Excellent road links via the A46 connect you to Newark, Nottingham, and the wider region, and Hykeham railway station offers regular services to Lincoln, Nottingham, and beyond. The surrounding countryside provides walking and cycling opportunities, giving the area a perfect balance of convenience and tranquillity.

Entrance Porch
2.95 x 1.68 (9'8" x 5'6")

Kitchen
2.87 x 4.40 (9'4" x 14'5")

Lounge
3.36 x 5.49 (11'0" x 18'0")

Hallway
0.95 x 1.67 (3'1" x 5'5")

Master Bedroom
2.86 x 4.09 (9'4" x 13'5")

Shower Room
2.00 x 1.69 (6'6" x 5'6")

Bedroom Two
2.88 x 2.96 (9'5" x 9'8")

Garage
2.49 x 5.72 (8'2" x 18'9")

EPC - Exempt

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.
Ground rent and service charge - £1776 per annum (£148 per calendar month)



















IMPORTANT LEGAL INFORMATION
Construction: Park Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: None
Internet Speed: Up to 78Mbps
Mobile Coverage: EE - Excellent, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL





