



1 Braemar Residential Park

Kirkby Green, Lincoln, LN4 3PD

£85,000

A beautifully presented two bedroom single Park Home positioned in this popular residential park for over 55's, close to the popular village of Scopwick, which lies between Lincoln and Sleaford. The property has been completely renovated by the current owners and offers internal accommodation briefly comprising of Inner Hallway, Shower Room, two Bedrooms, modern Fitted Kitchen/Diner and Lounge. The property is positioned at the front of the development with views over farmland from the front and gardens to the front and side aspects.



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SERVICES

Mains electricity, water and drainage. Oil central heating.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

VIEWINGS - By prior appointment through Mundys.

ANNUAL GROUND RENT - Approx. £161.84pcm.

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act 2013, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

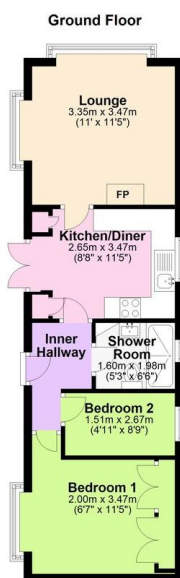
All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

DIRECTIONS

Proceed out of Lincoln on the B1188 and passing through the villages of Branston, Metherringham and Blankney. Upon entering the village of Scopwick turn left onto Main Street and continue along for some time until you enter the village of Kirkby Green. Braemar Residential Park can be located on the left hand side.

LOCATION

Kirkby Green is a small and quiet village located approximately twelve miles from the historic Cathedral and University City of Lincoln, nine miles from the town of Sleaford and five miles from Ruskington. Kirkby Green is a short drive away from Metherringham which offers a wide range of shops, schooling and facilities, as well as train services into Lincoln, Sleaford and Peterborough.



ACCOMMODATION

INNER HALLWAY

With UPVC door to the side aspect and doors leading to the Bedrooms, Shower Room and Kitchen/Diner.

SHOWER ROOM

5' 2" x 6' 5" (1.60m x 1.98m), with UPVC window to the side aspect, suite comprising of shower, WC and wash hand basin and towel radiator.

KITCHEN/DINER

8' 8" x 11' 4" (2.65m x 3.47m), with UPVC window and double door to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, sink and drainer, oven, wall-mounted cupboards with complementary tiling below and spaces for a washing machine and dishwasher.

LOUNGE

10' 11" x 11' 4" (3.35m x 3.47m), with UPVC bay windows to the front and side aspects, radiator and fireplace.

BEDROOM 1

6' 6" x 11' 4" (2.00m x 3.47m), with UPVC bay window to the side aspect, radiator and fitted cupboards.

BEDROOM 2

4' 11" x 8' 9" (1.51m x 2.67m), with UPVC to the side aspect and radiator.

OUTSIDE

To the front of the property is a lawned garden with flowerbeds.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Better Edge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

