



27 Kingsmead Park

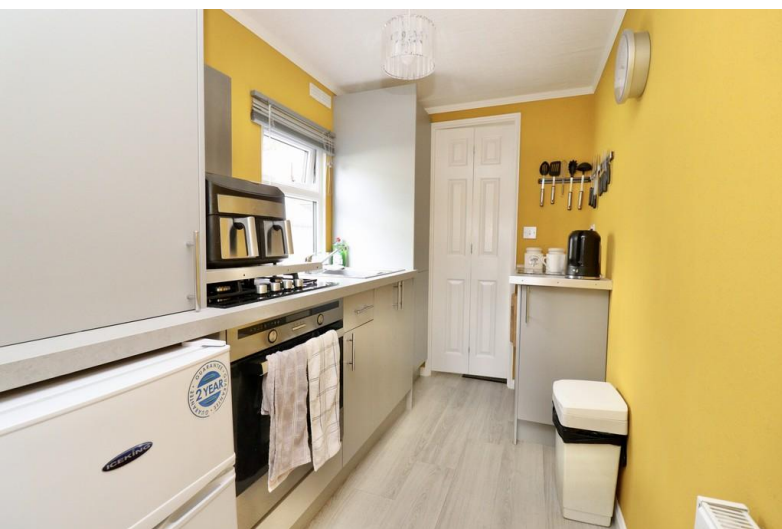
Swinhope, Market Rasen, LN8 6HS



Book a Viewing!

£57,950

A well-presented, modern one Bedroom park home, located on the ever popular retirement site of Kingsmead Park, set within the Lincolnshire Wolds, an area of outstanding natural beauty. The home is well-positioned on a corner plot and benefits from private gardens to the side and rear, as well as a well-maintained garden to the front. Additionally there is a block paved driveway providing off road parking and also benefits from an EV charging point. Internally the property is well-presented and features a dual-aspect Lounge, Kitchen with modern fitted units, one Bedroom and a modern fitted En-Suite Shower Room. Kingsmead Park is a pet friendly retirement residential park for the over 50's and is a well situated for access to the nearby towns of Market Rasen, Cator and Louth.





SERVICES

Mains electric, gas, water and drainage. Gas central heating. (Water billed quarterly & Electricity billed monthly by the site owner).

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Kingsmead Park is a picturesque and welcoming Residential Park exclusively for the over 50's. Located within this prestigious area of outstanding natural beauty in the Lincolnshire Wolds, with views over open countryside and the nearby village Binbrook offer further amenities. Binbrook is a thriving village located approximately 8 miles from Market Rasen and 10 miles from Louth. The village has a Doctor's Surgery with Pharmacy, General Stores, a Post Office, Public House, Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village hosts various activities and there is a popular green bowls club.





On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.

NOTE - Ground Rent - approx. £190.00 per calendar month.

All figures should be checked with the Site Owners prior to completion of the sale.



LOUNGE

11' 6" x 9' 9" (3.51m x 2.97m) With external UPVC double glazed double doors, UPVC double-glazed window, laminate flooring and radiator.

KITCHEN

9' 0" 1" (2.74m x 0.03m) With UPVC double glazed window, laminate flooring and fitted with a range of wall, drawer and base units with work surfaces over and matching upstand. Stainless steel sink and drainer, integrated oven, four ring gas hob, space for freestanding fridge freezer and a wall unit housing the gas fired central heating boiler.



BEDROOM 1

6' 11" x 9' 9" (2.11m x 2.97m) With UPVC double glazed window, radiator and laminate flooring.

SHOWER ROOM

7' 4" x 4' 5" (2.24m x 1.35m) With UPVC double glazed window, laminate flooring, panel-boarded walls, low level WC, wash hand basin with cupboard space below, shower cubicle and radiator.

OUTSIDE

To the front of the property there is a well-maintained garden with a variety of shrubs and plants. There is also a block paved driveway providing off road parking, which benefits from an EV charging point. To the rear and side of the property there are further low-maintenance artificial lawn gardens with a range of attractive plants and shrubs. There are also two outbuildings, one of which has plumbing and space for a washing machine.





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 & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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, J Walter and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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 herein as not verified.

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Ground Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 25.5 sq. metres (274.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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LN2 1AS

22 Queen Street
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