



52 Kingsmead Park

Swinhope, Market Rasen, LN8 6HS



Book a Viewing!

Offers over £100,000

A well-presented and spacious Park Home situated on a corner plot in a quiet position within the popular over 50s, pet friendly Park Home site of Kingsmead Park. Ideally located in the Lincolnshire Wolds, the property offers easy access to both Market Rasen and Louth, while also being close to the nearby village of Binbrook, which offers a further range of village facilities. The property sits on a corner plot with low maintenance gardens to the front, side, and rear and benefits from a driveway providing off road parking, a garden shed and decked areas accessed from both the Lounge Diner and the side of the home. Internally, the property offers accommodation comprising of Entrance Porch, Kitchen fitted with a range of units, dual aspect Lounge Diner with double doors leading onto the decking area, Bedroom one with a walk-in wardrobe, Bedroom two, which could also be utilised as a separate Dining Room accessed from the Kitchen and a Shower Room with a modern fitted suite. Viewing is essential.





SERVICES

All mains services available. The electricity and water are provided via Lincolnshire Parks and charged separately.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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.

GROUND RENT

Approximately £198.23 per calendar month.

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



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.

ACCOMMODATION

PORCH

UPVC double glazed external door and windows.

KITCHEN

9' 4" x 8' 2" (2.84m x 2.49m) With UPVC double glazed window, vinyl flooring and fitted with a range of wall, drawer and base units with work surfaces over and tiled splashbacks, composite sink and drainer, integrated electric oven, four ring gas hob with extractor fan over, space for fridge freezer and plumbing/space for a washing machine.

DINING ROOM / BEDROOM 2

7' 3" x 7' 1" (2.21m x 2.16m) With UPVC double glazed window and radiator.

LOUNGE/DINER

19' 0" x 10' 10" (5.79m x 3.3m) With dual aspect UPVC double glazed bay windows, two radiators and double doors leading onto a decking area.

BEDROOM 1

10' 10" x 9' 2" (3.3m x 2.79m) With UPVC double glazed window, radiator and access to a walk-in wardrobe with fitted shelving and hanging space.

WARDROBE

7' 1" x 4' 11" (2.16m x 1.5m)

SHOWER ROOM

6' 1" x 5' 7" (1.85m x 1.7m) With UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboard below, walk-in shower with panelled walls and heated towel rail.

OUTSIDE

The property is situated on a corner plot with low maintenance gardens to the front, side, and rear. There is a driveway providing off road parking, a garden shed and decked areas accessed from both the lounge diner and the porch.





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:

- 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.
- 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. 54.0 sq. metres (580.7 sq. feet)



Total area: approx. 54.0 sq. metres (580.7 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
Lincoln
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22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

