



9 Kingsmead Park

Swinhope, Market Rasen, LN8 6HS



Book a Viewing!

£125,000

NO ONWARD CHAIN - A well-presented and spacious two double Bedroom Park Home, situated within this popular over-50s and pet friendly Park Home Site, ideally located in the Lincolnshire Wolds with easy access to both Market Rasen and Louth. The property sits on a generous double plot with spacious gardens to the rear, a driveway providing ample off road parking, open field views to the rear and direct access into the private field for Kingsmead Park residents. Internally, the property offers well-proportioned accommodation comprising of Entrance Hallway, L-shaped Lounge/Diner, Kitchen, Study, two double Bedrooms with an En-suite to the main Bedroom and an additional Bathroom. This 12 year old park home also benefits from loft access, CCTV, a 10' x 5' shed with electricity points and an additional parking space within a bay. Viewing this property is highly recommended.





SERVICES

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

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

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.





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

GROUND RENT INFORMATION

Annual Ground Rent - £TBC

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

HALLWAY

With composite external door, LVT flooring, radiator, storage cupboard and access to the loft.



LOUNGE

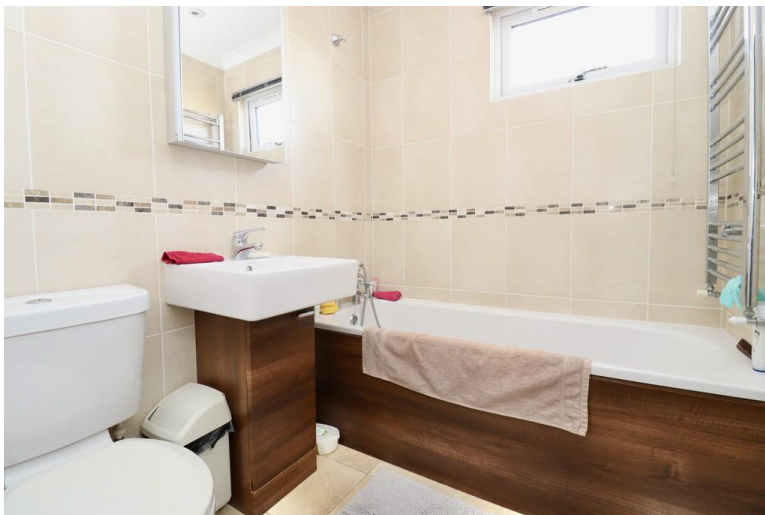
17' 4" x 11' 0" (5.28m x 3.35m) With three UPVC double glazed windows, laminate flooring, radiator and electric fire.

DINING AREA

8' 2" x 9' 0" (2.49m x 2.74m) With UPVC double glazed window, laminate flooring and radiator.

KITCHEN

11' 8" x 8' 2" (3.56m x 2.49m) Fitted with a range of wall and base units and drawers with work surfaces over and matching upstands, Integral electric oven, four-ring gas hob with extractor over, plumbing and space for washing machine, wall-mounted gas fired central heating boiler, heated towel rail, spotlighting, composite external door, UPVC double glazed window and LVT flooring.



STUDY

8' 2" x 5' 7" (2.49m x 1.7m) With UPVC double glazed window, LVT flooring, fitted desks, cupboards and shelving, radiator and spotlighting.

BEDROOM 1

9' 6" x 9' 6" (2.9m x 2.9m) With UPVC double glazed window, LVT flooring, built-in wardrobes and drawers and radiator.

EN-SUITE

9' 6" x 3' 11" (2.9m x 1.19m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with tiled splashback, walk-in shower cubicle with tiled surround, heated towel rail, spotlighting and extractor fan.

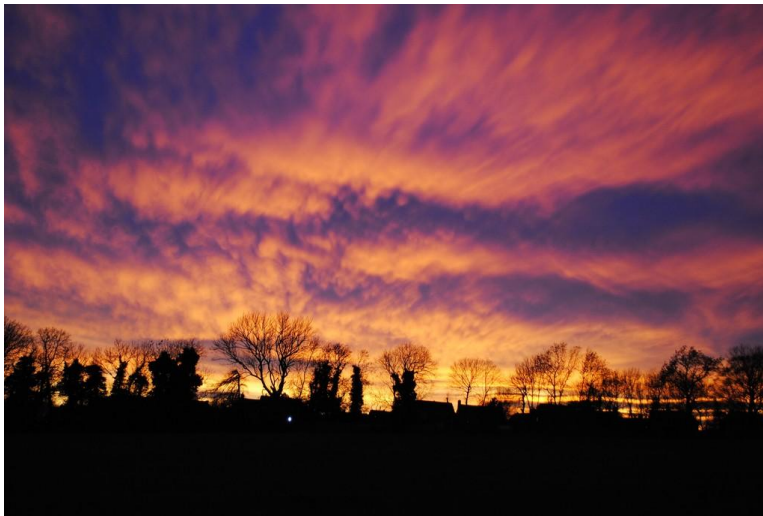


BEDROOM 2

10' 10" 8" (3.3m x 0.2m) With UPVC double glazed window, LVT flooring, built-in drawers and dressing table and radiator.

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) With UPVC double glazed window, vinyl flooring, part tiled walls, low level WC, wash hand basin, bath with shower mixer tap, heated towel rail, spotlighting and extractor fan.



OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles, along with an additional parking space within a bay. To the rear there are generous sized lawned gardens, featuring a wide variety of mature plants, shrubs and trees. There is also a patio seating area, garden shed with electric points, outside tap and a gated access leading directly to the private field behind the property.

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. 73.0 sq. metres (785.6 sq. feet)



Total area: approx. 73.0 sq. metres (785.6 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
LN2 1AS

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.

