



Avondale, North Hykeham, Lincoln

£90,000


MARTIN & CO

Avondale, North Hykeham, Lincoln

Park home

3 Bedrooms, 3 Bathroom

£90,000

Date Available:

Deposit:

- Two/Three Bedroom Park Home
- Open Plan Lounge Diner
- Wet Room
- Driveway Parking
- LPG Central Heating
- Air Conditioning in Lounge
- Well Established Residential Park
- No Onward Chain
- FREEHOLD - COUNCIL TAX BAND A
- GROUND RENT - £227.58 PCM

Two/Three Bedroom Park Home situated within the well established residential Beckhead Park site in North Hykeham. Comprising internally of a spacious lounge diner, kitchen, two bedrooms, further bedroom/study and a wet room. Driveway parking and a garden area. No onward chain.



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North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

KITCHEN

11'2" x 9'2"

Base and eye level units with a roll edge worksurface, tiled splash back and an inset stainless steel sink and drainer. Freestanding cooker, space for both a fridge and separate freezer with further space and plumbing for a washing machine. Vinyl flooring, wall extractor, radiator, fluorescent light fitting, PVC entrance door and bay window.

HALLWAY

Carpet flooring, pendant fitting, Honeywell thermostatic control and a storage cupboard housing the mains consumer unit.

BEDROOM/STUDY

6'4" x 5'10"

PVC window, radiator, pendant fitting and carpet flooring.

BEDROOM

10'9" x 9'2" max measurements

PVC window, radiator, pendant fitting, carpet flooring and fitted furniture.

BEDROOM

9'0" x 8'0" max measurements

PVC window, radiator, pendant fitting, carpet flooring and fitted furniture.

WET ROOM

6'5" x 6'4"

Walk in wet room with electric shower and floor drain, pedestal wash basin and a low level WC. Radiator, cupboard housing the Baxi boiler, light and extractor.

LOUNGE/DINER

18'8" x 13'4" max measurements

Dual aspect room with two PVC bay windows, PVC door and side panel, carpet flooring and an electric feature fire with hearth and surround. Two radiators, wall and ceiling lighting plus a Toshiba air conditioning unit.

OUTSIDE

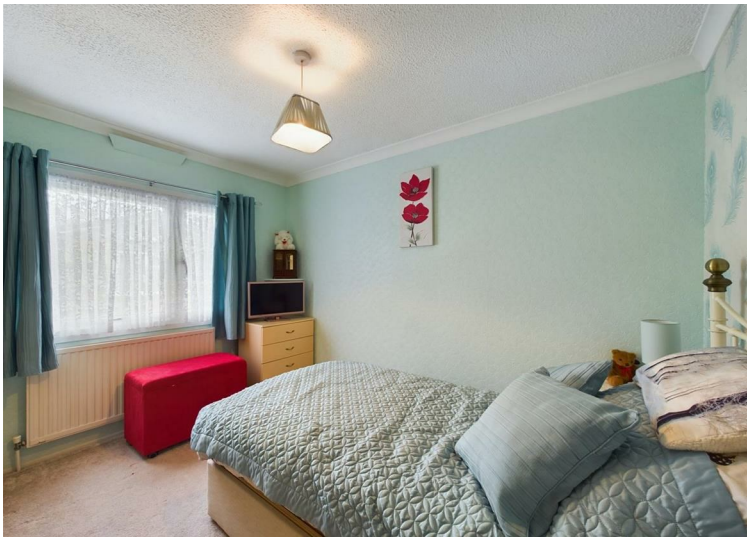
Externally is a gravelled area providing off road parking, water supply, lawned area with gravel and mature planted borders. Two shed are included within the sale.

GROUND RENT

£227.58 per calendar month for one occupant or £236.13 for two occupants (including water rates).

Ground rents are reviewed annually in May and becomes due in advance from the day ownership of the home commences and the agreement under the mobile homes act is transferred.

Figures provided by the site owner and are correct as of August 2023.

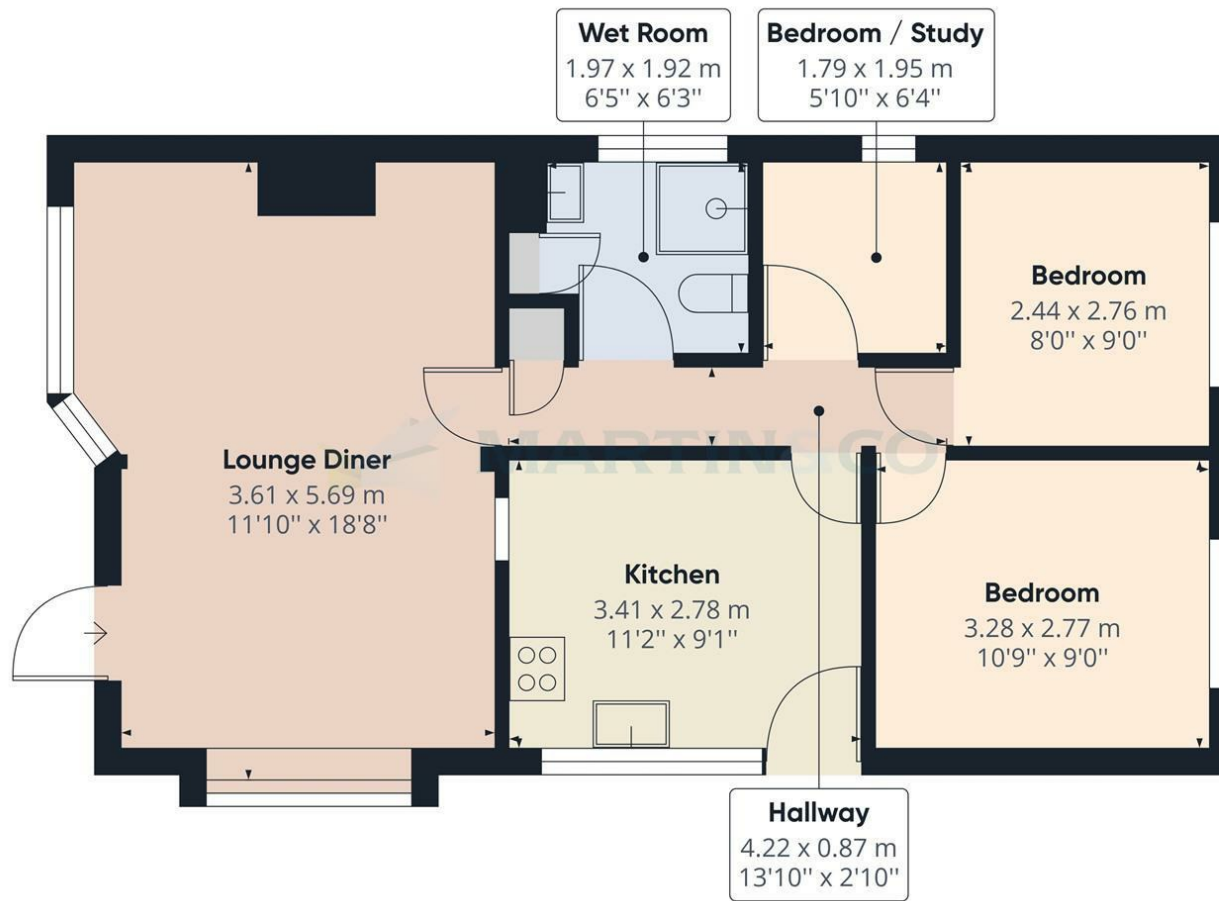


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
58.61 m²
630.86 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.