







West End Park, Long Lane, Ingham, Lincoln

MARTIN&CO







West End Park, Long Lane,
Ingham, Lincoln

Park home

2 Bedrooms, 2 Bathrooms

Asking Price £155,500

- Brand New Park Home
- Part Funished
- Fully Fitted Kitchen with Integrated Appliances
- Open Plan Living
- Primary Bedroom with Ensuite
- Driveway Parking
- Mains Gas Central Heating
- Walking Distance to Village Amenities
- Over 50s Residential Site
- No Onward Chain - Ground Rent £1248 PA

36x20 Prestige Sonnet part furnished park home being ideally situated for anyone looking for a quiet, rural village location. This brand new property sits in a gated residential community on the edge of the desirable village of Ingham. Comprising internally of a seated entrance, open plan living diner with a fully fitted kitchen, bathroom, two bedrooms with the primary benefitting from an ensuite.

Benefiting from mains gas central heating, walk-in ensuite shower, fully fitted kitchen and driveway parking. Parking for a motorhome is available on site.

A short walk from the property is the village green, doctor's surgery, pharmacy, highly acclaimed gastro pub The Inn on the Green, The Black Horse public house, a village shop, village hall, community book exchange, tennis court, bowling club, play park and a 13th century church.

The village hosts a number of community events throughout the year, including cinema screenings, choral concerts, amateur dramatics and an annual bonfire and firework display.

The property is ideally situated for walking and horse riding on the network of rural paths that lead from the doorstep.

Ingham is a short drive from Lincoln, Gainsborough,









and Scunthorpe. The Call Connect bus operates from West End Park.

See the village web page for further information: https://ingham.parish.lincolnshire.gov.uk/

Entrance
PVC entrance door onto a fitted mat well with fitted bench and surround plus a spotlight.

Living Diner
18'11" x 14'8" (max measurements).
Dual aspect room with vaulted ceilings and PVC windows to the front and side offering a partial view to the rear. Carpet flooring, pendant fittings and a radiator.

Kitchen
11'4" x 9'1"
Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an electric oven, gas hob with extractor rover, integrated fridge freezer, washing machine and dishwasher. PVC rear door and window offering views across the countryside, vinyl flooring, radiator, light fitting and a storage cupboard housing the Vaillant combination boiler.

Hallway
Carpet flooring, spot light and EPH digital heating controls.

Bathroom
6'3" x 5'6"
Low level WC, vanity wash basin and a panel bath with shower head and hose attachment. PVC window, vinyl flooring, radiator, light and extractor.

Bedroom
9'1" x 8'9"
PVC window, carpet flooring, pendant fitting, radiator, fitted dressing table and a built in wardrobe housing the mains consumer unit.

Ensuite
9'0" x 4'3" (max measurements).
Low level WC, vanity wash basin and a walk in shower cubicle with overhead rainfall and separate handheld body sprayer. PVC window, vinyl flooring, radiator, light and extractor.

Bedroom
9'5" x 8'6"
PVC window, carpet flooring, pendant fitting, radiator and a built in wardrobe.

Outside
Mostly laid to lawn with a shared driveway offering tandem parking for two vehicles to the side. Feature lighting externally to the front with a water supply available to the rear.

Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Ground Rent
Length of Lease - N/A

Years Remaining on Lease - N/A

Annual Ground Rent - Approximately £1,248.

Ground Rent Review Period - Annually, January.

Annual Service Charge Amount - N/A

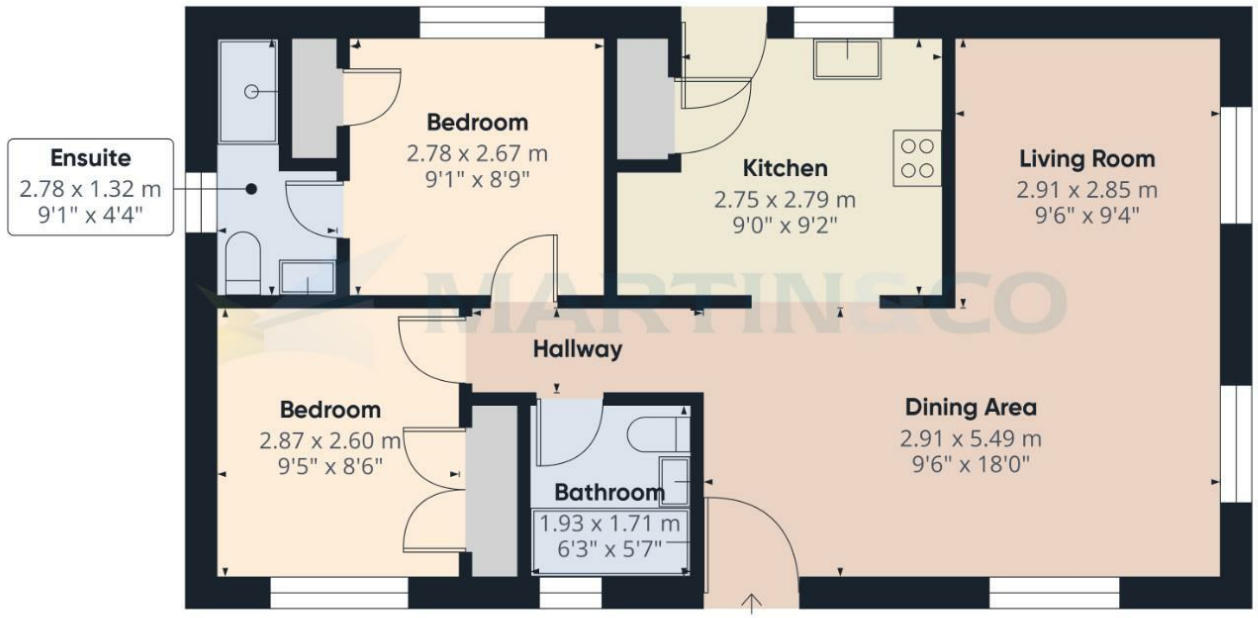
Service Charge Review Period - N/A

Amount provided by the current owner.
This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agent Note
Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets are allowed on the development, subject to the site owners discretion.

Park homes do not require an Energy Performance Certificate (EPC).



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Approximate total area(1)

58.7 m²

634 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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, seller(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.

The Property Ombudsman