HUNTERS®

HERE TO GET *you* THERE



Harpswell Hill Park

Hemswell, Gainsborough, DN21 5UT

£90,000

2 1 1

A two bedroom park home located in an "over 55" site in the pleasant location of Harpswell. The property is offered to the market with NO ONWARD CHAIN for ease of purchase and is conveniently located with road links to surrounding market towns and the cathedral city of Lincoln.







ACCOMMODATION
uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY
Storage cupboards, radiator and doors giving access to:

L SHAPED LOUNGE/DINING ROOM 19'6" x 16'2" to its maximum dimension (5.95m x 4.95m to its maximum dimension)
Four uPVC double glazed windows, three radiators, solid fuel stove and coving to ceiling.

KITCHEN 17'7" x 9'7" to its maximum dimensions (5.36m x 2.93m to its maximum dimensions)
With access from both the Hallway and Lounge.
uPVC double glazed window, fitted kitchen comprising base, drawer wall and larder units wit inset sink and drainer with mixer tap, electric oven, four ring gas hob with extractor over, space for fridge freezer provision for automatic washing machine, cupboard housing the central heating boiler, uPVC double glazed entrance door and spotlights to ceiling.

BATHROOM 8'0" x 6'9" (2.46m x 2.08m)
uPVC double glazed window, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath with mermaid board splashback and radiator.

BEDRDOOM ONE 11'1" x 9'7" (3.39m x 2.93m)
uPVC double glazed window range of fitted furniture including drawer units, dressing table and two double wardrobes and overhead storage cupboards, coving to ceiling and radiator.

BEDROOM TWO 9'6" x 9'9" (2.92m x 2.98m)
uPVC double glazed window, range of fitted wardrobes and overhead storage cupboards, radiator and coving to ceiing.

EXTERNALLY
With off road parking and a single garage with up and over door, window and side entrance door. Pathway leading to the frot entrance door. To the side is a well stocked garden with slabbed patio and lawn area and open field views.

TENURE - Non traditional
Site fees circa £170 per month
Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index.

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and it is good practice to use a solicitor. Sites often have requirements specific to the purchase of a property and to the site in general including paying the site owners commission related to the sale. Any purchasers should satisfy themselves to any such requirements.

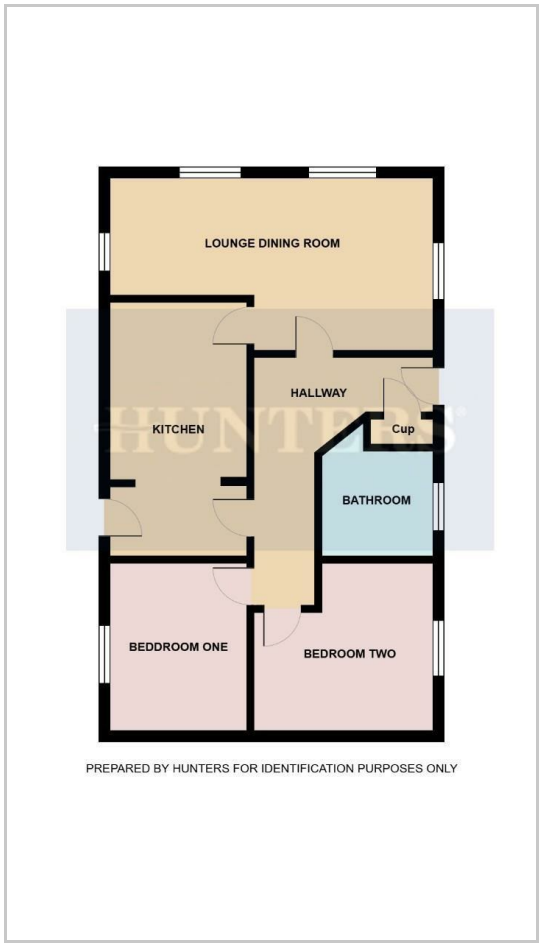
COUNCIL TAX
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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