



The Deepings Caravan Park, Towngate East, Market Deeping

Price: Leasehold £93,000 offers over

- New Hampshire Two Bedroom Lodge
- Open Plan Lounge/Dining/Kitchen Area
- En Suite Shower Room
- Parking for two cars
- Enclosed Rear Garden
- Various facilities including club house

EPC Rating: Exempt



Accommodation Includes

PVCu Side door leading to

Open Plan Lounge/Dining/Kitchen Area

7.07m x 4.66m (23'2"max x 15'3"). Total area separated below

Kitchen/ Dining Area

4.02m x 3.36m (13'2" x 11' max.) Fitted with matching range of base and eye level units and cupboards with drawers and worktop space, inset 1 1/2 bowl sink with drawer and mixer tap, Cupboard housing fitted washing machine, fridge and freezer. Built in double oven, 5 ring gas hob with extractor over. PVCu double glazed window to side, laminate flooring, and sloping ceiling with spotlights. Dining table and 4 chairs. Radiator.

Lounge

4.66m x 3.92m (15'3" x 12'10"). Breakfast bar, radiator. Patio doors to front. 2 x fitted units, TV. PVCu window to front and side.

Inner Hall

Radiator

Master Bedroom

3.26m x 3.10m (10'8" x 10'2" max). Two built in wardrobes. Dressing unit with mirror over. Radiator. PVCu window to front. Door to

En Suite

Comprising corner shower unit, Wc with cupboards over, vanity wash basin with mirror over with inset lighting, extractor. PVCu window to rear. Laminate flooring.

Bedroom 2

3.59m x 2.27m (11'9" x 7'5"). PVCu window to rear. Radiator, Storage cupboard.

Bathroom

Comprising bath with shower over and folding shower screen, wc, vanity unit with cupboards under, mirror with inset lighting. Extractor. PVCu window to front. Radiator

Outside

There is a gate to decking round the side and front of the lodge with PVCu fencing. To the rear of the lodge there is a fully enclosed rear garden with gravel area, patio, and astro turf. To the front there is parking for 2 cars, gravel area and shed with power fitted

Agents Note

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 we recommend using 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. Intending purchasers should satisfy themselves about any such requirements.



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD203138 - 0005