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18 Harpswell Hill Park, Hemswell, Gainsborough, DN21 5UT

GUIDE £40,000

A one bedroom park home for the over 50's situated on a pleasant rural site located between Gainsborough and Scunthorpe.

- 32ft x 12ft Park Home with additional Porch
- LPG Central Heating
- Kitchen
- Bathroom
- Parking
- uPVC Double Glazed
- Living Room
- Double Bedroom
- Corner Plot

LOCATION

The property is situated on the Hemswell Hill Park, on the A631 heading west from Caenby Corner, approximately 9 miles distant.

ACCOMODATION**Porch**

5.57m x 1.45m

Two uPVC windows to the side elevation, two uPVC half glazed entrance doors, radiator.

Entrance Hall with built in storage cupboard.

Living Room

3.55m x 3.15m

Two uPVC windows, radiator, built-in cupboard, glass display cupboard, spot lighting.

**Kitchen**

3.54m x 2.41m

Two uPVC windows, radiator, range of fitted cupboards and drawers incorporating a stainless steel sink unit, 'Worcester' gas boiler, radiator, extractor fan.

**Bedroom**

3.51m x 2.38m

uPVC window, radiator, range of fitted wardrobes, spot lighting.

Bathroom

uPVC window, wash hand basin, w.c. and walk in shower enclosure incorporating a 'Mira' electric shower, heated towel rail, spot lighting.

OUTSIDE

The park home is situated on a generous corner plot with provision for parking to the rear. The lawned garden continues to the side of the property, enclosed by hedging with a hard standing to the rear with garden shed.

**GENERAL REMARKS and STIPULATIONS****Tenure and Possession**

The property is sold leasehold with vacant possession upon completion, and is sold under the conditions applied by the Mobile Homes Act 1983. The property is sited on an over 50's park.

Services

The property benefits from mains water, electricity and drainage. The central heating is fuelled by LPG. Please note that we have not tested the services or any of the equipment or appliances in the property. Accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Outgoings

We are advised by West Lindsey Council that the property is banded A for Council Tax purposes (2013/14 - £990.11, single occupancy discount may apply). Ground rent is payable to the park owner which currently is £128.86 for single occupancy (additional £12.44 per month for additional occupant), to include water rates.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Viewing Strictly by Prior Appointment through the Selling Agents' Brigg Office.
Tel: 01652 654833

These Particulars were prepared in April 2013. Ref: H523

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