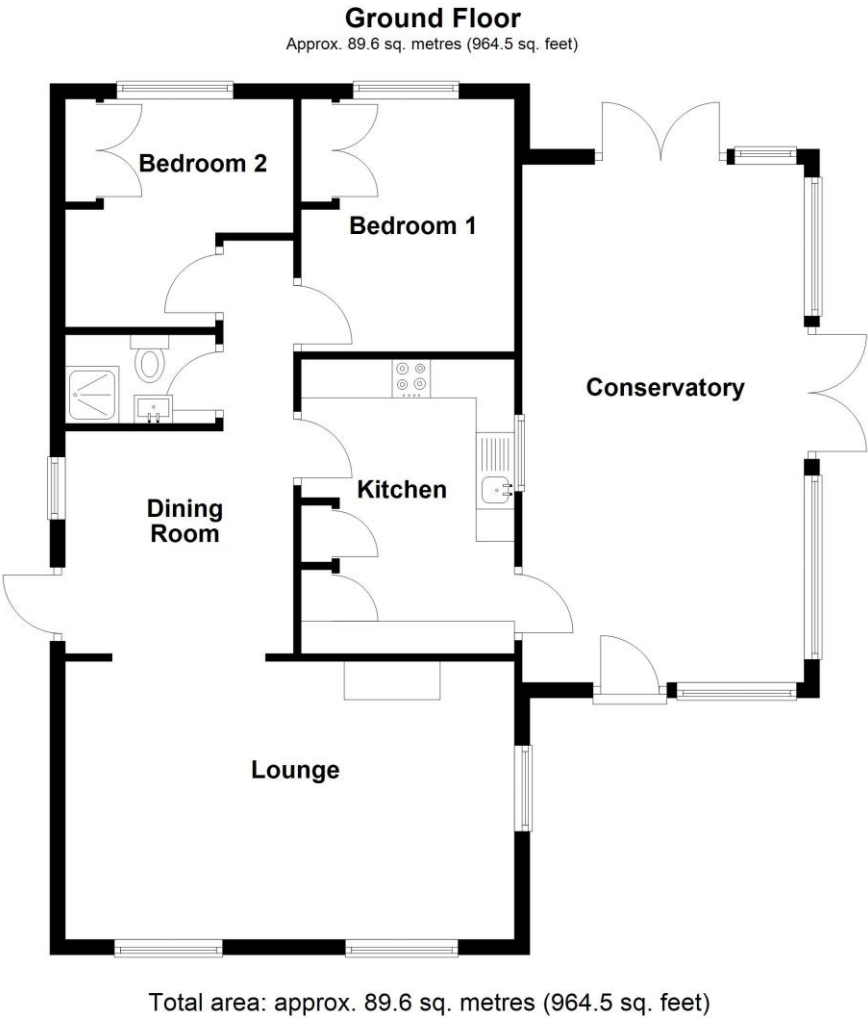


NO EPC



11 Braemar Residential Park, Kirkby Green, Lincolnshire, LN4 3PD

£112,500 Leasehold

This attractive Park Home occupies a generous plot with wonderful views across open fields. The home has been well maintained and is presented to a good standard throughout.

Offering bright, well-planned accommodation, it benefits from a beautiful Conservatory, spacious reception rooms and two comfortable double bedrooms, making it an excellent option for those seeking a peaceful village setting.

CORNER PLOT | FIELD VIEWS | GARAGE | AMPLE PARKING | BLOCK PAVED DRIVEWAY | LARGE CONSERVATORY | SPACIOUS LOUNGE WITH BAY WINDOWS | TWO DOUBLE BEDROOMS | SHOWER ROOM



Inside, the layout is designed well, with the kitchen being fitted with a modern range of units, integrated appliances and tiled splashbacks, while the adjoining dining room and large dual-aspect living room create an inviting space for everyday living.

The property also features two double bedrooms with fitted wardrobes, along with a shower room that has a mains-fed shower and heated towel rail.

Externally, the home is set within a particularly large and low-maintenance plot. The frontage is gravelled with established shrubs, with a block-paved driveway to the side, providing ample off-road parking for two to three vehicles, leading to a concrete sectional garage with power and light. To the rear, the garden enjoys open field views and includes two concrete sheds, an outside tap and further storage space.

The property is serviced by mains water, electricity and sewage with LPG gas central heating.



ACCOMMODATION

Inner Hall

Living Room - 19'2" x 11'11" (5.84m x 3.63m)

Dining Room - 9'9" x 9'6" (2.97m x 2.9m)

Kitchen - 12'7" x 9'5" (3.84m x 2.87m)

Conservatory - 22'2" x 12'1" (6.76m x 3.68m)

Bedroom One - 10'10" x 8'1" (3.3m x 2.46m)

Bedroom Two - 9'10" x 8' (3m x 2.44m)

Shower Room

Garage - 17'9" x 7' (5.4m x 2.13m)

Agents Note - The ground rent for the property is approximately £165pcm.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A