



Hope Lodge Brocklesby Park Homes, Bridge

New £125,000



- Brand New Boiler
- Close to Town Centre
- Well Appointed Kitchen
- Out Building
- Low Maintenance Gardens
- Close to Local Amenities
- Large Reception Room
- Modern Shower Room
- Off Road Parking

****BRAND NEW BOILER FITTED NOVEMBER 2024**WELL PRESENTED THROUGHOUT**NO CHAIN** Situated within a short walking distance of the towns historic marketplace on the desirable site of Brocklesby Ox this detached park home provides a well appointed kitchen, large lounge with dining area, 3 bedrooms and a shower room. There is ample parking, a substantial outbuilding and low maintenance gardens.**



LOCATION

Located in close proximity to the market town of Brigg which offers abundant amenities to include, supermarkets, local shops, restaurants and public houses. Located within close easy access of M180 motorway. Barnetby Railway station 4 miles and Humberside International Airport 8 miles distant.

PORCH

Enter the property via the uPVC front door into a porch with secondary uPVC door opening to the kitchen.

KITCHEN 3.83m (12' 7") x 2.52m (8' 3")

A well appointed kitchen incorporates a range of wall and base beech effect units with complementary worktops fitted with a stainless steel sink, integrated electric oven and gas hob with extractor over. There is an under counter recess with plumbing for a washing machine and space for a free standing fridge freezer. A uPVC double glazed window looks out to the front elevation, there is a light fitting to the ceiling, a central heating radiator and wood effect cushion flooring.

LOUNGE DINING 8.00m (26' 3") x 3.30m (10' 10")

The large main living area is flooded with light via the three sectional uPVC double glazed bow window to the front aspect with two additional windows to the side. An electric fireplace is the focal point of the lounge with two light fittings and coving to the ceiling, two central heating radiators and wood effect laminate flooring. uPVC double glazed french doors open to a raised outdoor seating area.

INNER HALL

With light fitting, coving and roof space access to the ceiling. Wood effect cushion flooring.

BEDROOM ONE 2.74m (9' 0") x 2.85m (9' 4")

Having a fitted wardrobe, a pendant light and coving to the ceiling, a central heated radiator, a uPVC double glazed window to the rear aspect and carpeted flooring. This room can easily be extended into the dining area of the lounge to create a larger master bedroom.

BEDROOM TWO 2.86m (9' 5") x 2.43m (8' 0")

Having a fitted wardrobe, a pendant light and coving to the ceiling, a central heated radiator, a uPVC double glazed window to the rear aspect and carpeted flooring.

BEDROOM THREE 2.37m (7' 9") x 1.95m (6' 5")

Having a built in cupboard, a pendant light and coving to the ceiling, a central heated radiator, a uPVC double glazed window to the side aspect and carpeted flooring.

SHOWER ROOM 2.00m (6' 7") x 1.93m (6' 4")

Fitted with a great size cubicle with mains shower, a pedestal wash basin with tiled splash back and close coupled WC. There is a uPVC obscure double glazed window to the side aspect, a light fitting and coving to the ceiling, a central heated radiator and wood effect cushion flooring.

OUTSIDE

There is a private driveway leading to an outbuilding with timber door and window to the side. Low maintenance gravelled gardens surround the property.

SERVICES (not tested)

Mains water, electricity and drainage are all understood to be connected to the property. The gas is provided by way of Calor gas bottles which are delivered to the site. The ground rent is £211.74 PCM and includes the water rates. Over 55's site where dogs are not permitted.

FIXTURES AND FITTINGS

Integrated appliances, light fittings, blinds, curtains and floor coverings are to be included within the sale.

COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check the appliances/services before legal commitment.

