



21 Fourth Avenue, Parklands, SCUNTHORPE

New £99,000



- Well Maintained
- Modern Shower Room
- Two Double Bedrooms
- Mains Gas with Baxi Combination Boiler
- Easily Maintained Gardens
- Modern Kitchen
- Large Reception Room
- Over 50's Site
- Great Location Close to Local Amenities

Bell Watson Estate Agents bring to the market this attractive, well maintained and presented Park Home situated on the popular over 50's Parklands Site in Scunthorpe. This mobile home benefits having an entrance porch to both entrances, a modern fitted kitchen and shower room, a central hallway, a large open plan lounge dining room and two double bedrooms. Externally there are surrounding easy to maintain gardens and a brick outbuilding. Mains gas, electricity and water.



## LOCATION

Located within a popular and sought after residential area of Scunthorpe close to Ashby. Within easy reach of this property are, Supermarkets, retail parks and the town centre. There is a regular bus route into the centre of Scunthorpe and easy access to the M180 motorway link makes the location ideal for commuting.

### FRONT HALL 2.95m (9' 8") x 1.16m (3' 10")

Enter the property via the uPVC front door into a spacious entrance hall having a uPVC double glazed window, two light fittings to the ceiling, a central heating radiator and carpeted flooring.

### LOUNGE DINING ROOM 6.01m (19' 9") x 4.01m (13' 2")

A large open plan main reception room enjoys a central electric fire with surround, three uPVC double glazed windows, wall lighting, two central heating radiators and carpeted flooring.

### HALLWAY

Having a built in airing cupboard housing the gas Baxi combination boiler, there is a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

### KITCHEN 3.33m (10' 11") x 2.97m (9' 9")

Providing a range of wall and base units fitted with complementary worktops, tiled splash backs and a composite sink with chrome mixer tap. There is an integrated oven with gas hob and built in extractor over, an under counter recess with plumbing for a washing machine and space for a free standing fridge freezer. A light fitting and coving to the ceiling, a central heating radiator, a uPVC double glazed window and wood effect cushion flooring.

### SIDE PORCH

With a uPVC external door and double glazed windows, wall lighting, a central heating radiator and carpeted flooring. An additional external door opens to the kitchen.

### BEDROOM ONE 2.95m (9' 8") x 2.86m (9' 5")

Having a large built in wardrobe with sliding doors, a uPVC double glazed window, a light fitting to the ceiling, a central heating radiator and carpeted flooring.

### BEDROOM TWO 3.42m (11' 3") x 2.87m (9' 5")

Fitted with a range of built in bedroom furniture there is a pendant light and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

### SHOWER ROOM 3.34m (10' 11") x 1.48m (4' 10")

Incorporating a fully tiled mains shower walk in enclosure, a vanity wash basin with storage under and a closed couple WC. There are two uPVC obscure double glazed windows, two light fittings to the ceiling, a central heating radiator and wood effect cushion flooring.

## OUTSIDE

This mobile home enjoys gravelled for ease wrap around gardens with a private slabbed patio area and a brick built out building with power and lighting measuring 2.72m x 1.86m

### SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. There is a ground rent charged at £120.65 per calendar month.

### FIXTURES AND FITTINGS

All integrated appliances, built in furniture, light fittings and floor coverings are to be included within the sale of the property.

### COUNCIL TAX

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



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