

2a Bramfield Park, Theddingworth Road, LE16 9TP



£150,000

Welcome to this charming property located in the delightful and conveniently placed Bramfield Park on Theddingworth Road. This delightful park home offers a spacious retreat having 1 large reception room, kitchen, conservatory, 2 bedrooms, and 2 bathrooms, perfect for downsizers or those looking for a peaceful getaway. Situated in a tranquil setting with views over open fields, this property provides a serene escape from the hustle and bustle of town living. The park home boasts a well-appointed reception room, ideal for relaxing or entertaining guests. With 2 bedrooms, there is ample space for a comfortable night's sleep, and the 2 bathrooms ensure convenience for all residents. One of the standout features of this property is the parking space available for multiple vehicles and the good sized low maintenance gardens wrapping around the property. Whether you're looking for a weekend retreat or a permanent residence, this mobile home offers a unique opportunity to enjoy the superb community and great location of Bramfield Park.

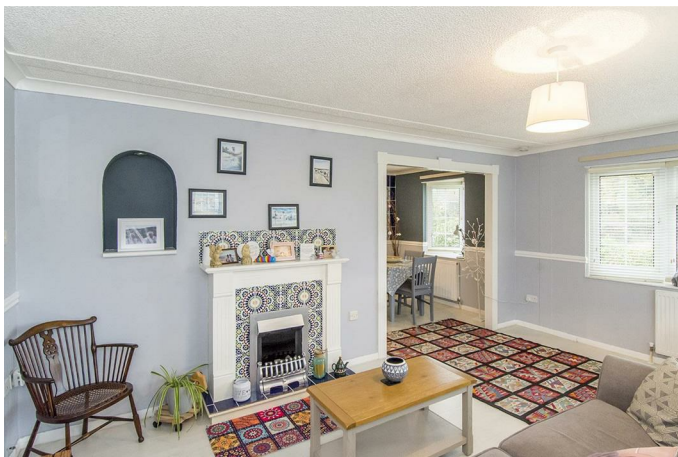
Service without compromise

Entrance Hall



Accessed via a UPVC double glazed front door. Doors off to: Lounge, kitchen, bedrooms and shower room. Built-in cupboard. Vinyl flooring. Telephone point. Radiator.

Lounge/Diner 19'3 x 16'1 (5.87m x 4.90m)



Lounge Area



UPVC double glazed 'bow' windows to front and side aspect. Wall lighting. Electric feature fireplace. Laminate wooden flooring. 2 x Radiators.

Dining Area



UPVC double glazed window to side aspect. Laminate wooden flooring. Radiator. Door through to:

Breakfast Kitchen 15'0 x 9'9 (4.57m x 2.97m)



Having a selection of fitted base and wall units, a handy breakfast with a laminate worktop over and 1 1/2 bowl stainless steel sink with drainer. There is a double electric oven, four ring electric hob, extractor, integrated

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fridge/freezer space and plumbing for both a freestanding washing and dishwasher. UPVC double glazed door to: Conservatory. UPVC double glazed window to rear aspect. Cupboard housing oil fired boiler. Vinyl flooring. Storage/pantry cupboard.

Conservatory 11'0 x 8'9 (3.35m x 2.67m)



UPVC double glazed full length windows to all sides with doors to either end providing access out to the garden. Vinyl flooring. Radiator.

Bedroom One 10'0 x 9'6 (3.05m x 2.90m)



UPVC double glazed window to rear aspect. Laminate wooden flooring. Walk-in wardrobe. TV point. Radiator. Door into: En-Suite

En-Suite 5'2 x 5'0 (1.57m x 1.52m)



Comprising: Shower enclosure with electric power shower, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to side aspect. Aqua boarding to wet areas. Laminate wooden flooring. Radiator. Extractor.

Bedroom Two 10'11 x 9'6 (3.33m x 2.90m)



UPVC double glazed window to front aspect. A selection of fitted wardrobes and dressing table. Laminate wooden flooring. Radiator.

Shower Room 6'5 x 6'1 (1.96m x 1.85m)



Comprising: Double shower enclosure with glass screen, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to front aspect. Aqua boarding to wet areas. Vinyl flooring. Shaver socket. Extractor. Radiator.

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Outside

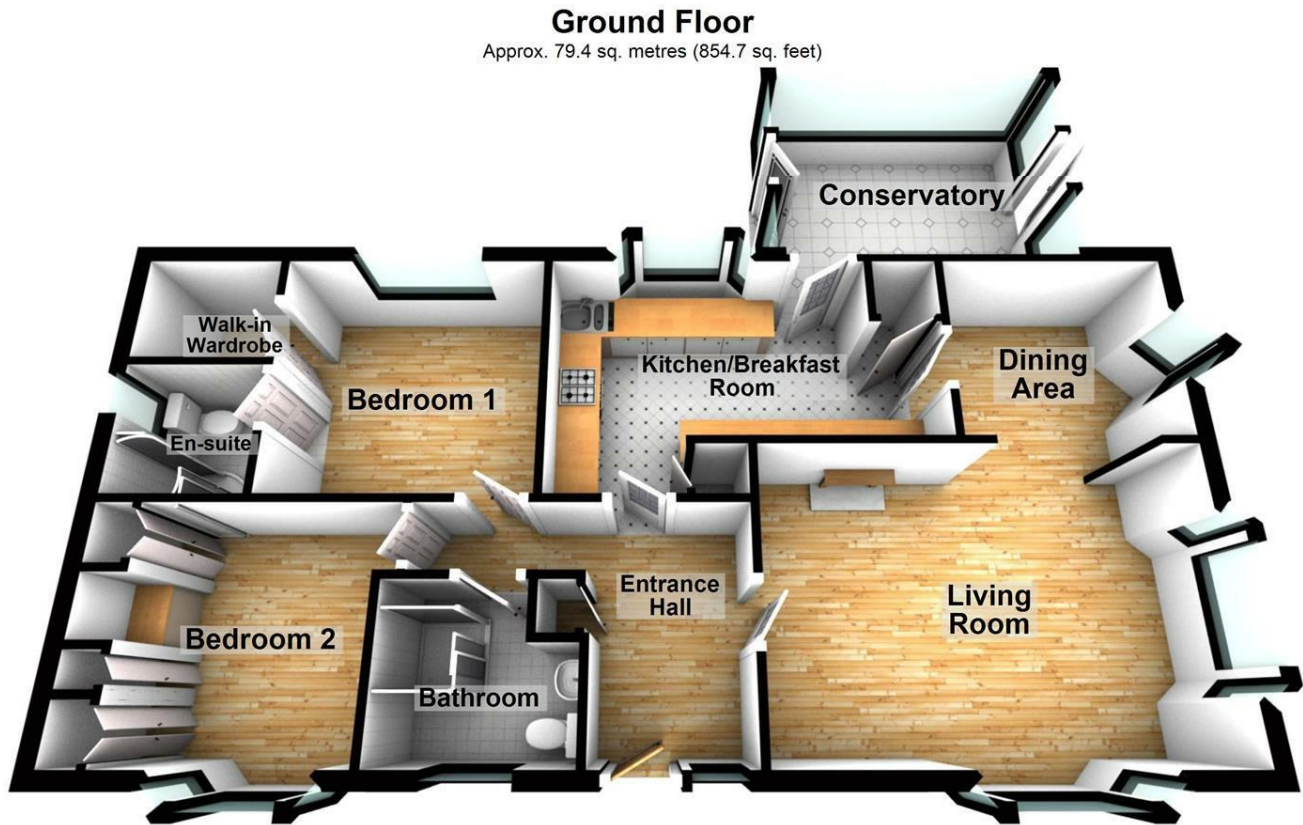


The property is neatly positioned on a corner plot to the front of Bramfield park offering off road parking for multiple vehicles and gated access into the front garden area. Steps up to front door. The gardens are extremely low maintenance being laid to gravel with a paved patio area and superb views over rolling countryside. There is also a handy wooden shed, great for additional storage or for garden tools.

Additional Information

Bramfield Park is a 12 month residential park providing all year round living for the over 50's. The superb development is well placed for Market Harborough and Lutterworth with a bus stop directly located to the entrance making popping into town a breeze if you want to leave the car at home. Residents are permitted to have either a small dog or cat with prior permission. The property has oil fired central heating (owner liable for cost) and is subject to a ground rent of £189 per month to include water. As per standard park home site regulations, 10% of the value of the park home is payable to the park home management company upon the future sale of the park home within the Bramfields site. This figure is officially capped by government regulations.

Floor Plan

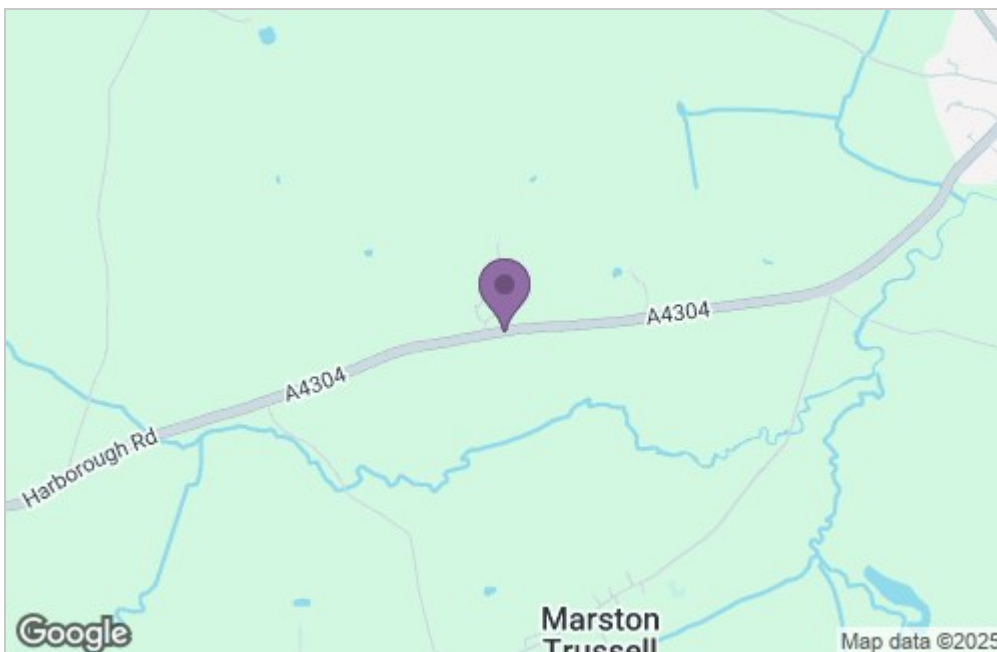


Total area: approx. 79.4 sq. metres (854.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph