Pointons
independent estate agents

Mill Farm Park, Bulkington
CV12 9SE
£169,950

Freehold - Band: A - EPC:

* WELL PRESENTED PARK HOME WITH DRIVEWAY * Pointons Estate Agents are delighted to welcome for sale this two year old park home situated on Mill Farm Park, Bulkington, close to local shops, amenities and offering excellent bus and rural walking routes, this property benefits from gas central heating and double glazing throughout. In brief the property comprises of an open entrance into a spacious lounge/dining room, offering plenty of light throughout, leading onto a fitted kitchen offering integrated appliances and door leading onto rear. There are two lovely sized double bedrooms, both having double doored built in storage and a well presented bathroom. This property must be viewed to show the space and quality offer, with viewings strictly via the agent.

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Lounge/Dining Room
19'0" x 18'1" (5.80m x 5.50m)
Entering via door door with benched seating for shoe storage, open planned with a beautiful lounge/dining space with plenty of windows to front and side bringing in plenty of light, two radiators, neutrally carpeted, open to:

Kitchen
9'2" x 11'6" (2.80m x 3.50m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, built in four ring gas hob with fitted extractor hood over and fan assisted oven, integrated fridge/freezer, dishwasher and washing machine, radiator, double glazed window and door to rear and storage cupboard containing combination boiler.

Hallway
3'8" x 7'7" (1.13m x 2.30m)
Neutrally carpeted with doors leading off to both bedrooms and bathroom.

Bedroom
9'2" x 12'2" (2.80m x 3.70m)
With a double glazed window to rear, neutrally carpeted, radiator and built in double doored storage.

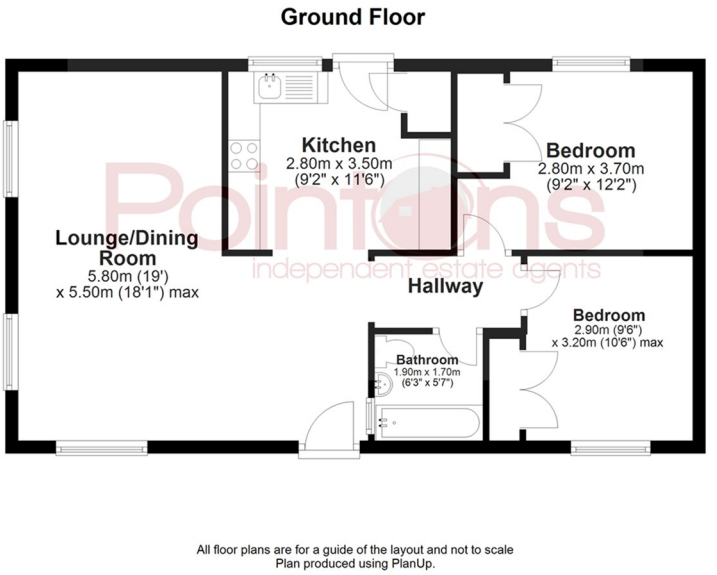
Bedroom
9'6" x 10'6" (2.90m x 3.20m)
With a double glazed window to front, neutrally carpeted, radiator and built in double doored storage.

Bathroom
6'3" x 5'7" (1.90m x 1.70m)
Partly tiled suite comprising of a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap and built in storage beneath, heated towel rail and obscure double glazed window to front.

Outside
To the front of the property to side there is a driveway for multiple vehicles, surrounding the property perimeter offers garden space to front, side and rear, made up of multiple sections of stoned, patio and shrubbed, electric sockets, also offering a steel free standing shed.

Site Charges
There is believed to be a site charge of £173.40 per month.

General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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