

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED TWO BEDROOMED DETACHED PARK HOME STANDING ON GOOD SIZED PLOT WITH AMPLE OFF ROAD PARKING

**** FOR PERSONS OVER 55 ONLY ****



**26 SPRINGFIELD PARK
HINCKLEY LE10 0JA**

Offers In The Region Of £150,000

- FOR PERSONS OVER 55 & CASH PURCHASERS ONLY
- Well Fitted Dining Kitchen
- Attractive Lounge
- Ample Off Road Parking
- New Electrics, New Roof & Insulated
- Entrance Porch & Inner Hall
- Two Good Sized Bedrooms
- Contemporary Fitted Bathroom
- Landscaped & Good Sized Gardens
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



26 Springfield Park, Hinckley - this charming park home is exclusively available for individuals aged 55 and over. The property has been beautifully presented and thoughtfully improved, ensuring a comfortable and inviting living space.

As you approach the home, you will be greeted by ample off road parking leading to good-sized, well-landscaped gardens that provide a delightful outdoor area for relaxation and enjoyment. The gardens are perfect for those who wish to spend time outdoors.

The accommodation has been very well looked after and viewing is essential to fully appreciate its wealth of highest quality fixtures and fittings. Boasting an entrance porch, contemporary fitted dining kitchen, attractive lounge, two good sized bedrooms and a modern contemporary fitted family bathroom.

Don't miss the chance to make this delightful property your new home.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

The property is leasehold with 999 years remaining and £206.66 per month management fee. Subject to eligibility and status there is possibility for rent rebates.

For persons over 55 and cash purchasers only.

Please refer to the GOV.UK Mobile Homes act 2013 for any further information with regards to purchasing a park home.

ENTRANCE PORCH

having upvc double glazed side entrance door, upvc double glazed windows and further door to Kitchen.

KITCHEN

10'0" x 9'8" (3.07m x 2.95m)

having an attractive range of Shaker units including base units, drawers and wall cupboards, matching butcher block effect work surfaces and upstand, inset stainless steel sink with mixer tap, breakfast bar, built in oven and gas hob, space and plumbing for washing machine, space for upright fridge freezer, built in gas fired combination boiler for central heating and domestic hot water, central heating radiator and two upvc double glazed windows.



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE

11'6" x 9'6" (3.51m x 2.92m)

having range of fitted furniture including wardrobes and chest of drawers, tv aerial point, central heating radiator, upvc double glazed window to side and upvc double glazed bow window to front.



BEDROOM ONE



INNER HALL

8'10" x 2'6" (2.70m x 0.77m)

FAMILY BATHROOM

6'5" x 4'5" (1.97m x 1.37m)

having contemporary suite including panelled bath with shower over and glass screen, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, extractor fan, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM TWO

9'2" x 6'5" (2.80m x 1.96m)

having central heating radiator, fitted bed and upvc double glazed window to side.



LOUNGE

17'7" x 8'3" (5.36m x 2.53m)

having two central heating radiators, tv aerial point, two sets of upvc double glazed windows and upvc door leading out to the front of the property.



LOUNGE



OUTSIDE

There is direct vehicular access to a tarmac driveway. A block paved foregarden with feature shrubbery. Pedestrian access via gate leading to wrap around garden with many attractive features including raised lawn, pebbled areas, feature paving, mature shrubs and raised flower borders, well fenced boundaries and one metal garden sheds.



OUTSIDE



OUTSIDE





OUTSIDE

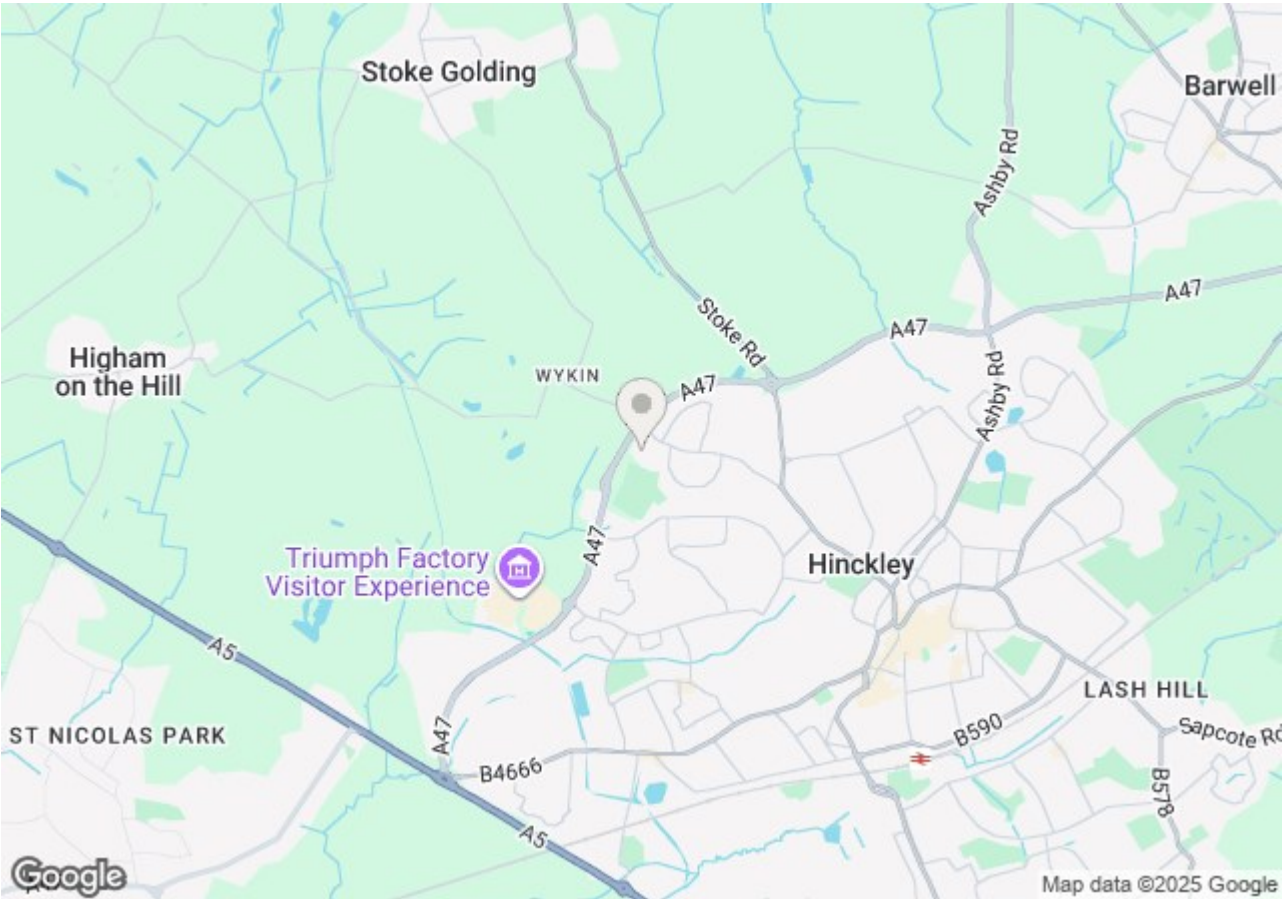


OUTSIDE



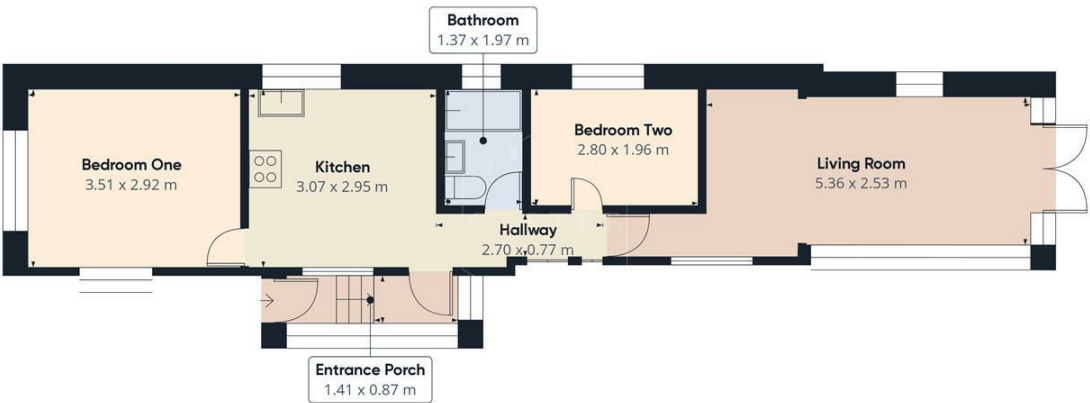
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
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Very environmentally friendly - lower CO ₂ emissions		
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Approximate total area⁽¹⁾
49.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
