



1 Moorlands Park Ashby Road
Sinope | LE67 3BD | Price £190,000

ROYSTON
& LUND

- Luxurious Two Bedroom Park Home
- Separate Ample Size Lounge
- Principal Bedroom with Walk-in Wardrobes
- Utility Room and Connecting WC
- Detached Powered Garage with Plenty of Driveway Space
- Spacious Open-Plan Kitchen and Living Area
- Both Bedrooms Have En-suites
- Multiple Integrated Appliances with New Range Cooker Included in Sale
- Leasehold Property
- Council Tax Band - A





This impressive two-bedroom park home offers a superb sense of space and luxury from the moment you enter. The open-plan kitchen and living area immediately creates a striking first impression, enhanced by vaulted ceilings, Velux windows, and French doors that flood the space with natural light and give an exceptionally airy feel.

The kitchen draws you in straight away, featuring an extensive range of cabinetry and generous worktop space. Integrated appliances include a microwave, coffee machine, and wine cooler set within the central island, while a brand-new Rangemaster cooker provides a standout feature. Sleek, neutral tiling blends naturally with the ceramic sink, used throughout the full width of this space as a stylish splash back.

The living space is warm and inviting, offering plenty of space to dine and unwind, also benefitting from an electric fireplace. This area flows seamlessly through to an ample-sized lounge area with multiple bay windows and a second electric fireplace.

The principal bedroom is finished to a high standard and benefits from fitted cabinets and drawers, a walk-in wardrobe, and a luxurious contemporary en-suite bathroom. This includes dual wash basins, a freestanding bath, illuminated mirrors, a separate shower, and a heated towel rail. The second bedroom also features fitted wardrobes and enjoys the convenience of its own en-suite shower room.

Centrally located within the home is a practical utility area with additional worktops and cabinetry, a ceramic sink, and access to a useful WC. The utility also provides rear access to the low-maintenance, wrap-around paved garden, ideal for easy outdoor living.

Externally, the property further benefits from a powered detached garage and a spacious driveway providing ample parking.

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EPC



Total area: approx. 136.5 sq. metres (1469.2 sq. feet)

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