



## 11 Wolds Retreat, Fonaby, Market Rasen, Lincolnshire, LN7 6RU

Asking Price: £149,950

EPC: To be confirmed (0)

Council Tax - A

### Accommodation Summary:

- DETACHED DOUBLE FRONTED PARK HOME
- OVER 50S RESIDENTIAL DEVELOPMENT
- PICTURESQUE LAKESIDE SETTING
- PET FRIENDLY
- OPEN PLAN KITCHEN DINING LIVING
- 2 DOUBLE BEDROOMS
- EN-SUITE & MAIN BATHROOM
- SURROUNDING GARDENS
- ALLOCATED PARKING



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

## Description:

We are delighted to offer for sale this spacious double fronted park home (40'x20') situated in this idyllic and tranquil setting of Wolds Retreat within the Lincolnshire Wolds. The park home is perfect for those looking for an easy-to-maintain, downsize property briefly comprising, spacious open plan lounge/diner as well as a fitted kitchen area with integrated appliances, inner hallway leading off to two double bedrooms with fitted wardrobes, en suite shower room and separate bathroom. Features include full air conditioning, double glazing and a gas central heating system. Outside there is an allocated parking space for two vehicles and surrounding open plan gardens with a raised decked entertaining area. Viewing is essential to appreciate the splendid location and well-presented accommodation.

## Rooms:

**Open Plan Kitchen Living Dining 19'8" x 20'3" (6m x 6.17m).** With surrounding uPVC double glazed windows and French double glazed doors allowing access to the raised decked seating area. The kitchen includes a range of light shaker style low level units, drawer units and wall units with brushed aluminum style pull handles and a laminate working top surface with matching uprising incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, an electric Candy oven with matching four ring gas hob with overhead chrome canopied extractor fan with stainless steel splash backs, ceiling spotlights, plumbing for an automatic washing machine, integral fridge freezer, vinyl flooring, TV input, built-in storage cupboard, plumbing for a dishwasher and an internal door which allows access to;

**Inner Hallway** Includes a wall mounted thermostatic electronic Honeywell control, a built-in airing cupboard which houses a Platinum gas combi pro max boiler and internal doors allowing access off to;



**Double Bedroom 1** 12'11" x 7'7" (3.94m x 2.3m). With side uPVC double glazed window, a bank of fitted wardrobes and an internal door allowing access off to;

**En-Suite Shower Room** 5'7" x 7'5" (1.7m x 2.26m). With a side uPVC double glazed window with frosted glazing, a three piece suite comprising a low flush WC, corner walk-in shower cubicle with overhead main chrome shower, twin sliding glazed doors, a pedestal wash hand basin with tiled splash back, wall mounted chrome towel heater and vinyl flooring.

**Double Bedroom 2** 9'3" x 11'11" (2.82m x 3.63m). With a side uPVC double glazed window, TV input and built-in wardrobe.

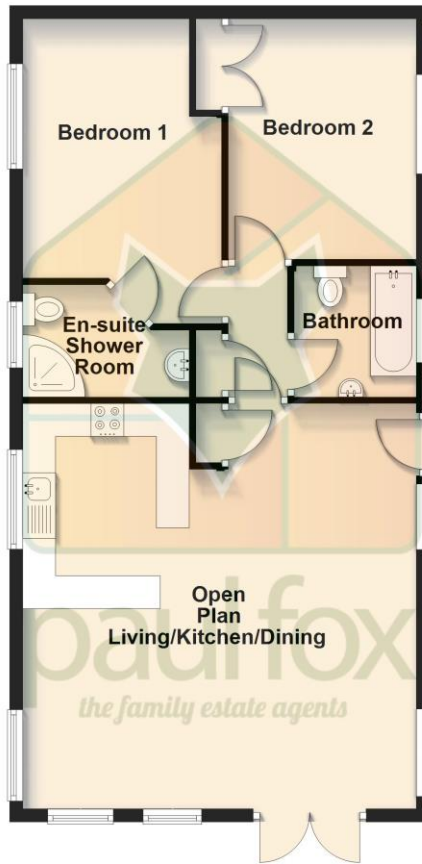
**Bathroom** 6'1" x 6'7" (1.85m x 2m). With a side uPVC double glazed window with frosted glazing, a three piece suite comprising a panelled bath with overhead chrome main shower and tiled splash backs and folding glazed screen, pedestal wash hand basin with tiled splash back and a low flush WC, wall mounted chrome towel heater, extractor fan and vinyl flooring.

**Grounds** The park home sits within well-kept surrounding lawned gardens with the front of the lodge consisting of a double block paved driveway which allows off street parking for two vehicles with a flagged pathway leading to the side entrance with raised stepping and access to an impressive, decked seating area with glass balustrade to enjoy the spacious views.



### Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 sq. feet)