



## Chapel Farm Park, , Hawthorn Hill, Coningsby, Lincolnshire, LN4

- SUPERB and SPACIOUS 45 ft x 20 ft THREE bedroom detached property with NO 'upward CHAIN'
- Off road PARKING that may be extended, FRONT, SIDE and REAR GARDEN
- Fitted open plan KITCHEN with built in fridge freezer, glazed fronted fan assisted electric oven 4 ring ceramic hob, ceramic sink and display lighting including under wall units and in floor plinths
- ALL BEDROOMS minimum of built in DOUBLE WARDROBES, and each has TV point and power socket for wall mounted TV
- Local bus stop, ONLY 2.5 miles to well serviced large village
- PETS considered subject to the site owner's discretion
- ENORMOUS 269 sq ft open plan dual aspect LOUNGE with full height and bow windows, and there is also a DINING area
- Fully tiled BATH and SHOWER room with corner quadrant shower having curved glass sliding doors, corner bath with integral seat, hand basin in vanity unit with marble top
- UPVC double glazing including FRENCH external doors, PVC soffits and fascias, Gas CENTRAL HEATING

**Guide Price £110,000**





# Chapel Farm Park, , Hawthorn Hill, Coningsby, Lincolnshire, LN4 4UZ

## DESCRIPTION

This is a superb and spacious, part furnished, three bedroom 45 ft x 20 ft detached property with off road parking that may be extended, garage allowed subject to planning, front, side and rear garden, all on a select park home estate for retired and semi-retired couples or singles over 50 years of age, pets considered subject to the site owners discretion. situated in a hamlet, having a local bus stop and only 2.5 miles from the well serviced large village of Coningsby that has its own new medical centre and dental practice, supermarket, hairdressers, electrical store, public houses serving food, etc and the Battle of Britain Memorial Flight Visitor Centre and there is NO 'upward CHAIN'.

The property also benefits from UPVC double glazing including French and exterior doors, PVC soffits and fascias, gas central heating, and furniture and fittings as seen are all included.

It consists of entrance with French doors, very spacious 269 sq ft dual aspect open plan lounge (with full height and bow windows), and there is also a dining area, fitted open plan kitchen (with built in fridge freezer, glazed fronted fan assisted electric oven 4 ring ceramic hob, ceramic sink and display lighting including under wall units and in floor plinths), hall, fully tiled bath and shower room (with corner quadrant shower having curved glass sliding doors, corner bath with integral seat, hand basin in vanity unit with marble top, cupboard and 3 drawers under), and three bedrooms (all of which have a minimum of built in double wardrobe, TV point and power socket for wall mounted TV).

The site fees are £200 every 4 weeks and water is £260 a year, paid in 2 instalments of £130 every 6 months.





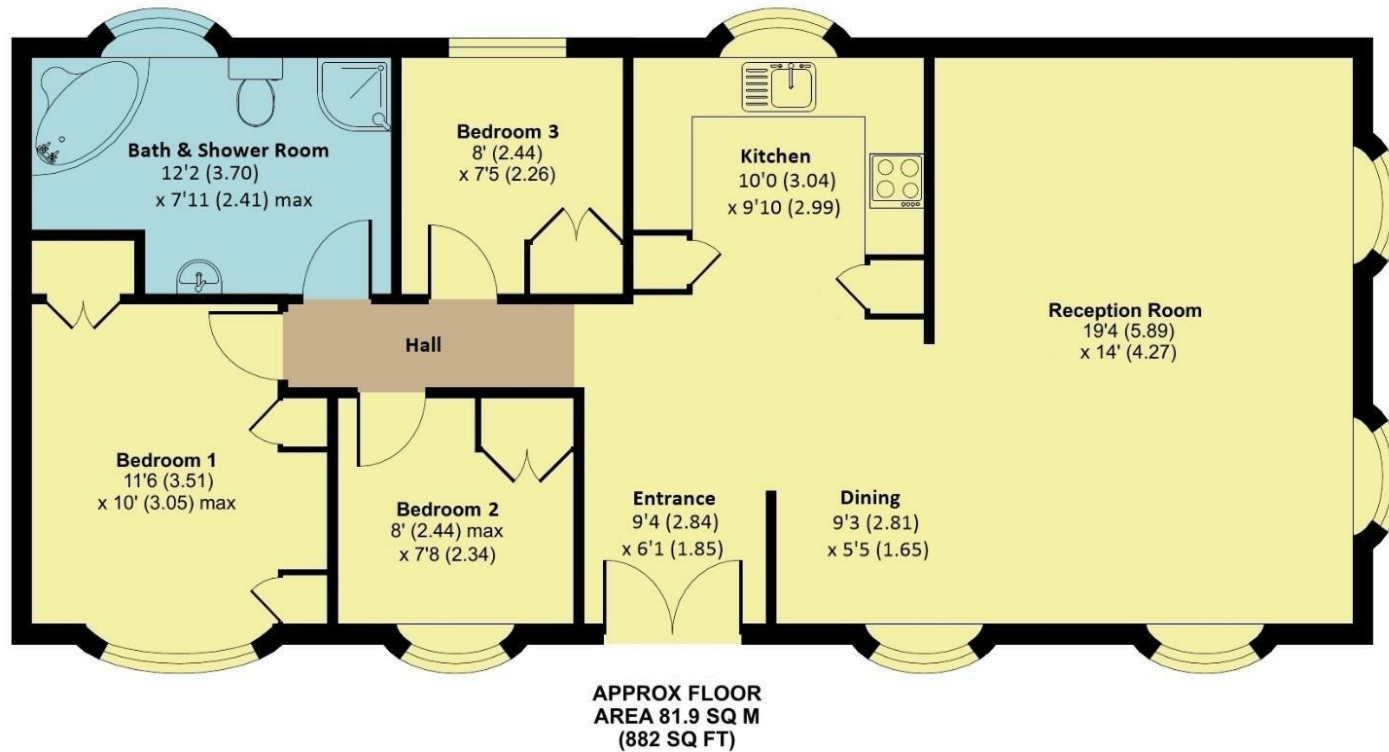




## Hawthorn Hill, Dogdyke, Lincoln, LN4

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Hunters Property Group. REF: 1182890

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.