27 Langar Woods Park Harby Road, Langar, Nottinghamshire, NG13 9HZ

Chain Free £65,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Single Park Home
- Modern Fixtures & Fittings
- Neutral Decoration
- Gas Central Heating & UPVC Double Glazing
- Pleasant Established Residential Park
- 2 Bedrooms
- Recently Updated
- No Upward Chain
- Off Road Parking
- Over 45s Development

An opportunity to purchase a recently refurbished Park Home located within this popular established development, positioned on the edge of a quaint, small village location with ease of road access to local amenities.

The property benefits from contemporary fixtures and fittings, an updated kitchen and shower room, gas central heating, UPVC double glazing and neutral decoration throughout.

The property comprises an initial entrance hall with useful built in cloaks cupboard, a living/dining room with a dual aspect as well as French doors leading out onto raised deck at the front and a kitchen large enough to accommodate a small breakfast table. The kitchen again benefits from a dual aspect with windows to two elevations. Leading off the initial entrance hall are two bedrooms, the main having Jack n' Jill access into a modern shower room.

The property occupies a central position within the development on a level plot with lawned garden, off road parking for one car and a useful storage shed.

The property is offered to the market with no upward chain.

LANGAR

The village of Langar lies in the Vale of Belvoir and has an excellent community with highly regarded primary school, pub/restaurant with village shop and the highly regarded Langar Hall hotel and restaurant. Situated on the edge of open countryside with wonderful local walks as well as access to the nearby market town of Bingham with its vast range of amenities including secondary schooling, leisure centre, bus routes and railway station with links to both Nottingham and Grantham, and in turn to London King's Cross in just over an hour.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS INTO:

INITIAL ENTRANCE HALL

13'4" x 2'10" (4.06m x 0.86m)
Having wood effect laminate flooring, central heating radiator, built in cloaks cupboard and, in turn, further doors to:

BREAKFAST KITCHEN

11' x 8'7" (3.35m x 2.62m)
Tastefully appointed with a range of contemporary wall, base and drawer units with brushed metal door furniture, a U shaped configuration of marble effect laminate preparation surfaces, inset stainless steel sink and drain unit with articulated swan neck mixer tap, integrated Bosch single oven, plumbing for washing machine, space for free standing fridge freezer and wall mounted Ideal gas central heating boiler concealed behind kitchen cupboard. The room is large enough to accommodate a small breakfast table and also having central heating radiator and double glazed windows to two elevations.

A further open doorway leads through into:

SITTING ROOM

11'6" x 10'10" (3.51m x 3.30m)
Having a pleasant dual aspect with double glazed window to the side and French doors leading out onto a raised balcony, wood effect laminate flooring and central heating radiator.

RETURNING TO THE INTIAL ENTRANCE HALL FURTHER DOORS, IN TURN, LEAD TO:

BEDROOM 1

11' into wardrobes x 7'11" (3.35m into wardrobes x 2.41m)
A double bedroom benefitting from Jack n' Jill ensuite facilities, having built in wardrobes, central heating radiator, wood effect laminate flooring and double glazed window. A door in turn gives access into:

SHOWER ROOM

8'3" x 5'8" (2.51m x 1.73m)
Having a three piece suite comprising double length shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin, chrome towel radiator, wood effect laminate flooring, double glazed window and a further door returning to the initial entrance hall.

BEDROOM 2

8' x 7'7" (2.44m x 2.31m)
Having built in wardrobe, wood effect laminate flooring, central heating radiator and double glazed window.

EXTERIOR

The property occupies a level plot at the heart of this established development, having a lawned frontage with a single parking space, a raised composite deck, pathway and lawned area to the side with composite steps and balustrade leading to the main entrance. The garden is mainly lawned and encompasses a useful modern storage shed.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE
Leasehold

Park homes are neither freehold nor leasehold; they operate under a unique system governed by a "Written Statement" or "Mobile Homes Agreement". When you purchase a park home, you own the home itself and the right to station it on the park, but you don't own the land. The land is owned by the park owner at all times. This right to station the home is granted by the park owner through a written agreement.

ADDITIONAL NOTES
The property has drainage (site sewerage treatment plant), gas central heating and mains water (information provided by vendor)
Please note this is an over 45s development and has a no pets policy.
Ground rent at the time of instruction is £240 per calendar month
Maintenance of communal areas is covered within the ground rent
If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission. This 10% commission is generally taken into account within the selling price, it is not in addition too.
We understand there are tree preservation orders in place.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

DIRECTIONAL NOTES
Leaving our Bingham office via Market Street, at the junction with Long Acre turn right and at the traffic lights turn left up Tithby Road. Proceed straight over the A52 as signposted to Langar and Harby and upon reaching Langar continue through the village where the entrance to the park will be seen on the left hand side. Proceed into the park taking a left turn at the first junction, proceed along here for approx 50 yards where the property will be found on the left hand side.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS

The Property Ombudsman

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