



Lillybrook Estate, Lyneham, SN15 4AA

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- Much improved 1997 40 x 20
- New Insulated Exterior
- Separate Diner
- Rear Porch/Utility
- Large Garage + Additional Off Road Parking

- 2 Double Bedroom Park Home
- Lounge
- Kitchen
- En-Suite Shower Room

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# 101 Lillybrook Estate Lyneham, SN15 4AA

**£167,500**

Offered for sale with no onward chain, this impressive 40' x 20' two-bedroom park home is located on the peaceful edge of a beautifully maintained, family-run residential site exclusively for the over 50s.

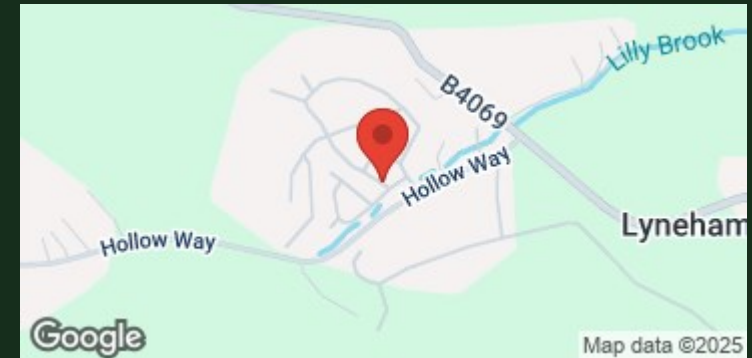
Built in 1997 by Country Homes to the desirable 'Lambrook Cottage' design, the accommodation features an entrance porch with useful storage, a spacious and inviting dual-aspect lounge, and a modern kitchen/diner that leads to a rear porch/utility area with plumbing for a washing machine.

From the inner hallway, you'll find a contemporary shower room, two double bedrooms—both with fitted wardrobes—and an en-suite bathroom to the main bedroom.

The current owners have made a number of key improvements, including the addition of an insulated exterior coating in 2022, which comes with a 25-year warranty. The LPG central heating system was upgraded in 2021 with a new boiler and radiators, and there is also a secondary electric heating system for added flexibility.

Outside, the low-maintenance gardens feature raised flower beds, several seating areas, greenhouse and a generously sized garage with power, lighting, and an electric roller door. Driveway parking is also included. Additional benefits include uPVC double glazing throughout.

Contact us today to arrange your viewing.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band A For year 2025/26 = £1535.90

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Tenure

Mobile Homes Act 1983

## Pitch Fee

**Pitch Fee: £217.08 pcm**

**Gas: LPG**

**Water + Waste: Mains**

**Electric: Mains**









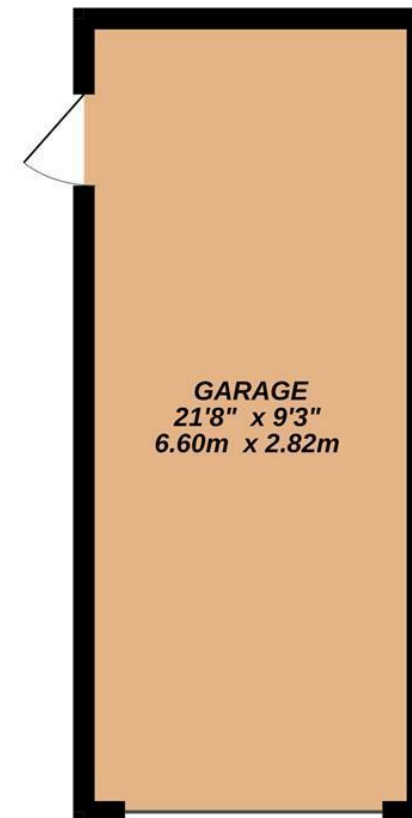






GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.

GARAGE  
199 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

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