



## LYNE



**£285,000**

Purchased new by the current owners is this fantastic opportunity to purchase this double unit park home, with the added benefit of the balance of manufacturer warranty.

- \* Modern fitted kitchen with integrated appliances \*Utility room
- \*Lounge dining room \*balcony
- \* Ensuite shower room and dressing area to the master bedroom \*Parking

The home really must be seen to fully appreciate the accommodation and location.

**01932 859898**

**FREE NO OBLIGATION VALUATION**

**[www.edward-barclay.co.uk](http://www.edward-barclay.co.uk)**

Double glazed door leading to the:

UTILITY ROOM: Side aspect double glazed window, eye and base level units, sink/drainers, radiator, power points.

HALLWAY: Radiator, power points built in coat and shoe cupboard.

LOUNGE/  
DINING ROOM: 18'7" x 18'11 (max) side aspect double glazed windows, radiators, power points, vaulted ceiling, double glazed French doors leading to a balcony.

KITCHEN: 12'4" x 7'10" (including depth of units) Side aspect double glazed window, eye and base level units, stainless steel sink/drainers, built in double oven with hob and extractor above, integrated dishwasher, integrated washing machine, integrated fridge/freezer, power points, part tiled walls, double glazed skylight window.

BEDROOM 1: 16'2" x 9'5" (max), side aspect double glazed window, radiator, power points, inset into ceiling spotlights, vaulted ceiling.

DRESSING  
AREA: His and hers wardrobes with hanging space and storage.

EN SUITE: Double glazed windows, double shower cubicle, toilet, Sink inset into vanity unit with drawers' underneath, radiator, heated towel rail, part tiled walls, shaver point.

BEDROOM 2: 11' x 9'2" (max) Twin aspect double glazed windows, radiator, power points, radiator, built in wardrobe with hanging space and storage.

SHOWER ROOM: White suite comprising toilet, wash hand basin inset into vanity unit with drawers, shaver point, shower cubicle, heated towel rail, part tiled walls.

OUTSIDE: Parking next to the park home.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fittings or new carpets etc. These are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.