



**12a Lea Park Home Estate**  
Boston, Lincolnshire, PE21 0LQ



**12a Lea Park Home Estate,  
Boston, Lincolnshire, PE21 0LQ  
£75,000**

A detached park home in a residential park for over 50's and within walking distance to Boston Town Centre. Having accommodation comprising: entrance hall, lounge, kitchen/diner, double bedroom and shower room. Outside the property has off-road parking and a low maintenance garden. The property benefits from LPG central heating and double glazing.

**ACCOMMODATION**

Part glazed uPVC side entrance door through to the:

**ENTRANCE HALL**

Having electric heater, smoke alarm and fitted storage cupboard.

**KITCHEN/DINER**

12'8" x 11'8" (max) (3.86m x 3.56m (max))

Having sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC french doors to side elevation, radiator and cupboard housing LPG combination boiler providing for both domestic hot water and heating. Fitted with a range of base & wall units with work surfaces and tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap inset to work surface, cupboards, drawer, space & plumbing for automatic washing machine under, cupboards over. Space for LPG cooker with cooker hood over and tall larder style unit to one side. Space for upright fridge/freezer.

**LOUNGE**

11'8" x 11'0" (3.56m x 3.35m)

Having sealed unit double glazed uPVC bow window to front elevation, further sealed unit double glazed uPVC window and part glazed uPVC door to side elevation, coved ceiling, radiator and television aerial connection point.



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### BEDROOM

13'0" x 11'8" (3.96m x 3.56m)

Having sealed unit double glazed uPVC window to side elevation, coved ceiling and radiator.

### SHOWER ROOM

Having sealed unit double glazed uPVC window to side elevation, extractor fan, fully tiled shower cubicle with electric shower fitting, close coupled WC and wall mounted wash hand basin.

### EXTERIOR

The property has a gravelled driveway which provides off-road parking and a further gravelled area to the front which provides additional parking. The gardens comprise of a raised paved patio area off the kitchen/diner, there is concrete hardstanding and a footpath to the side & rear, raised flower beds, greenhouse and storage shed.



### THE PARK

The park is for over 50's only with no dependant children. One small pet is allowed per home. There is a service charge of £123.80 every 28 days which covers the ground rent, roadway, lighting, communal areas, water rates and drainage.

### PARK INFORMATION

Lea Park is a family run Residential park home site which has been in the same family since 1964. The founder of Lea Park was Ray Lealand hence the name Lea Park. Unfortunately, Ray Lealand is no longer with us, but, Lea Park is now operated by his daughter Anne, son in law Chris and their daughter Rachel and son, Steven. Over the years they have made many major improvements to the park to get it to the prestige park it is today.

Although the park is only 12 minutes walk into Boston town centre it is situated in a very quiet area. Newsagents, supermarkets and takeaway outlets are close by as is the local leisure centre. Pilgrim Hospital is just a short drive away, with buses passing Lea Park on a regular basis. There is a site warden who lives on the park, in addition to the site office, which is open Monday - Friday 9.30am - 4pm.

## SERVICES

The property has mains electricity & water connected. Heating is via a Worcester LPG combination boiler served by radiators which was fitted in March 2018. The property is double glazed and the current council tax is band A. We are advised that the property was re-rendered in 2016.

## DIRECTIONS

From our offices in Wide Bargate proceed to the Bargate End roundabout and take the second exit on to Spilsby Road. Keep in the right hand lane and at the traffic lights turn right on to Freiston Road. After about 0.3 miles turn left on to Church Road. The entrance to Lea Park is on the left hand side. The subject property can be identified by our For Sale board.

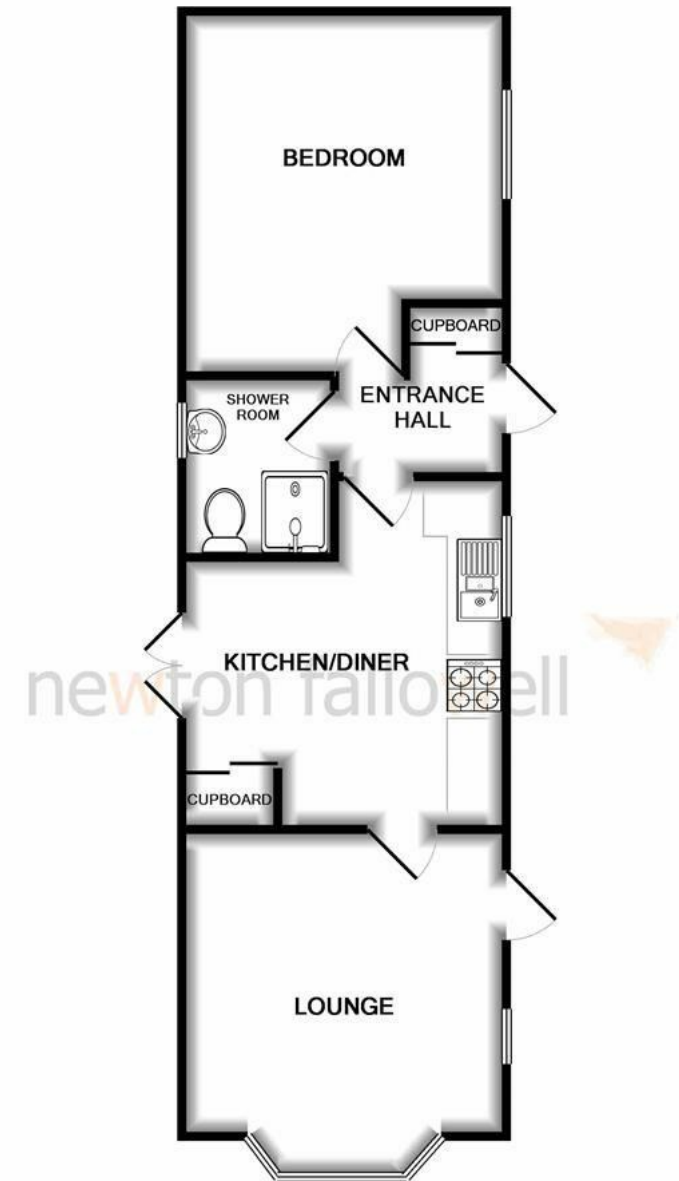
## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTE

We are advised by the vendor that the property can be sold furnished, including the three piece suite, kitchen table & chairs, bedside cabinets, etc., if required - please contact the office for more details. We are also advised that various works have been carried out by the vendor and receipts & guarantees are available upon request and the property has new carpets and handrail at the front of the property.

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