



**LOVE HOMES**  
INDEPENDENT ESTATE AGENTS



**£129,500** Secure Tenure

Burlingham Park is a Fully licensed Residential family run Park situated in close proximity to the idyllic Historical town of Garstang and all its amenities.

For those who require access to good transport links, medical services and amenities most are within walking distance and easily accessible.

- Kingston Carisbrook
- 40 x 12 Manufactured Sept 2023
- Brand New - Fully Furnished
- Two bedrooms
- Kitchen Diner
- Light and airy lounge
- Modern Fixtures & Fittings throughout
- Pitch Fee £ 152.55

**\*\*Viewing Highly Recommended \*\***

Take a look at this stunning 40 x 12 Kingston Carisbrook which offers fantastic value for money and provides stunning features throughout.

Manufactured in 2023 this home provides a modern exterior with distinctive finishes and an interior layout which provides comfort throughout.

In brief this home provides an entrance hallway, open plan kitchen diner, separate lounge, primary bedroom, shower room and another single bedroom.

Externally the home provides off road parking and private gardens to the rear.

If you are thinking of downsizing with a view to being semi or retired this home is for you.

Visually appealing this property has a modern interior and exterior and features large windows, vaulted ceilings, ceiling spot lighting, chrome sockets and luxury fixtures and furnishings.

This home is for those 50 and over and utilities are both mains with water payable to site on a quarterly basis.

The park does permit pets one cat or one dog per home.

Council Tax Band: A (Wyre Borough Council)

Tenure: Secure Tenure

Ground Rent: £156.06 per month

Parking options: Off Street

Garden details: Private Garden

### **Inner hallway**

Enter the property via a modern glazed UPVC door into a bright welcoming hallway with quality flooring, radiator, chrome sockets and switches with curtains and pole for across the door.

The hallway enables access to all rooms within the home.

### **Kitchen/diner**

The kitchen diner area of this home has been stylishly designed with vaulted ceilings and windows to both aspects which provide natural light throughout.

The kitchen area consists of modern wall and base units with contrasting laminate worktops and upstands, composite sink with a pre rinse pull out mixer tap.

Integrated appliances include fridge freezer four ring gas hob with chrome splash back, extractor hood above, electric oven and washing machine.

Within the kitchen is space for a dining table and two chairs, fixtures and fittings which include quality cushion flooring, chrome sockets and switches and curtain pole with thermal curtains.

### **Lounge**

A comfortable space which is bright and airy with vaulted ceilings and spot lights and a large window to the front.

This room is ideal for those who like comfort throughout with plush carpet flooring, modern furniture, and feature fire place with electric fire.

There are numerous chrome plug sockets throughout with the added benefit of wall mounting for t.v with aerial.

### **Bedroom 1**

This primary bedroom provides comfort and style throughout.

Beautifully presented with floods of light from the patio doors and windows to the rear aspect with its vaulted ceiling a relaxing haven is provided.

The bedroom also consists of plush carpet flooring, sliding fitted wardrobes with one mirror, two bedside tables, roman blind, curtains and double bed.

### **Bedroom 2**

A good sized second bedroom which will easily accommodate a single bed or alternatively could be used as an office space or dressing room.

The room benefits from plush carpet flooring, roman blind, vaulted ceiling's, radiator and chrome sockets.

### **Shower room**

A shower room that has it all !! The shower room has been well designed with an obscure glazed window to the side aspect with fitted roller blind, W.C , a large walk in enclosed shower, sink set within a vanity unit with shelf and mirrored cabinet located above. Cushioned flooring, heated chrome towel rail , extractor fan and ceiling spot lighting is also located within.

### **Garden**

The garden area of the property is located to the side and rear and consists of paved and stoned areas which can easily be adapted to your own taste.

There is access to an outdoor water tap and electric sockets.

### **Parking**

To the side of the property there is ample space for parking of vehicles.

### **Additional Information**

**\*\*Please note\*\*** This property is located on a Residential Park which is registered with the local council and is a permanent home which requires payment of Council Tax.

A copy of the site license and park rules can be provided upon request.

Pets permitted with one cat OR one dog per home.

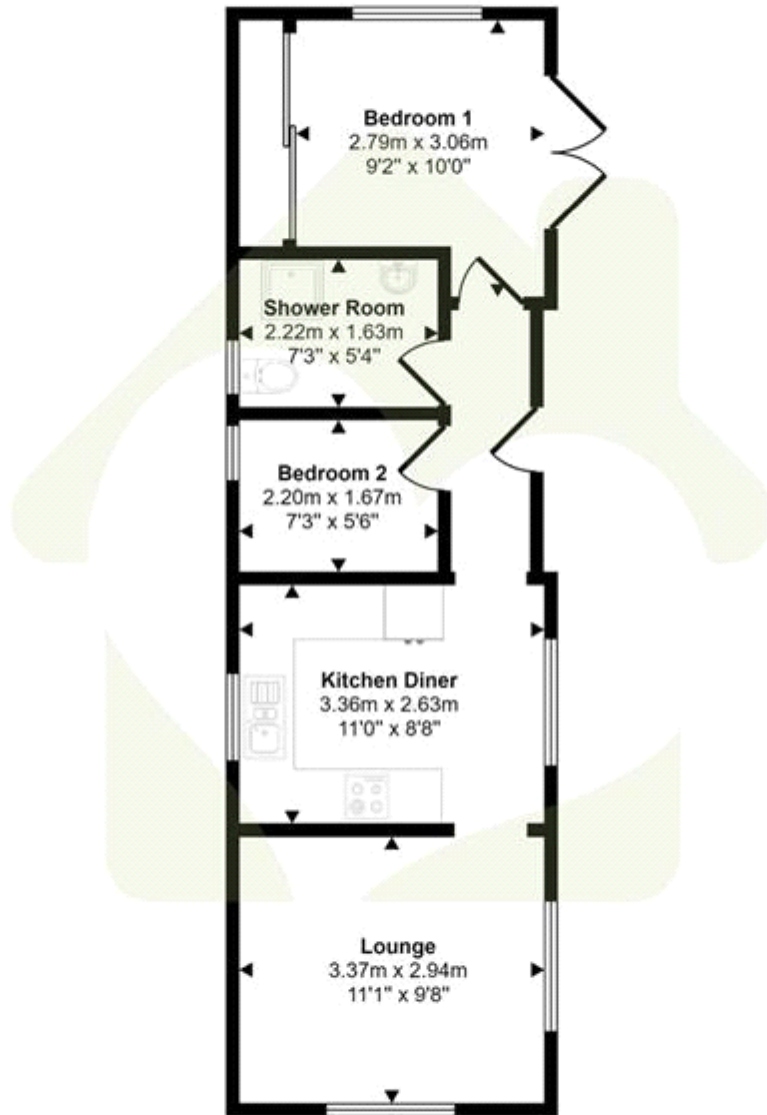






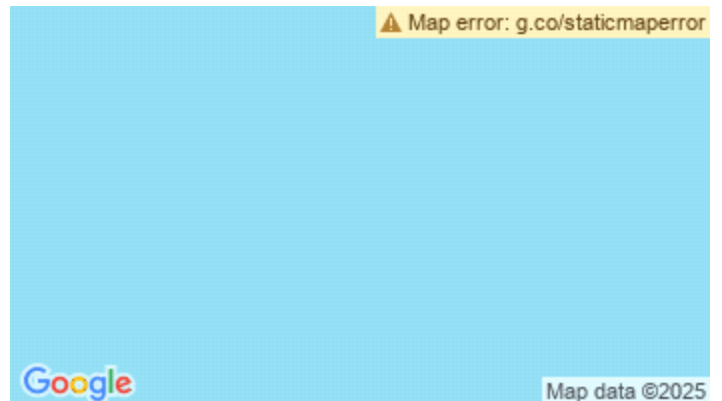


Approx Gross Internal Area  
40 sq m / 431 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.