

FOR SALE

TINGDENE VILLA TWIN

2 BEDROOM PARK HOME 36' X 20'

£134,950



Full description:

This two-bedroom park home is set on the popular Wilby park. The home benefits from full double-glazed windows and full gas fired central heating. The home is nicely positioned on a large plot; it has a large garden being mainly gravel, artificial grass and patio area. There are two storage sheds, and off-road parking. This home was built in 1994 and has been well maintained and vastly improved, to include a sunroom/porch built on the side elevation for extra living space. **The home benefits for under floor insulation and a newly fitted kitchen and is all done to a high standard. This home needs to be viewed to be fully appreciated.**

Wilby Park is close to local amenities such as Sainsbury's and has good bus routes and road access to both Wellingborough and Northampton town. The site is an over 40's site and does not allow dogs or children to reside permanently.

Steps to the side of home leading to:

Sun Room/Porch

2.97 x 1.73m (9'9" x 5'8") UPVC half glazed decorative double-glazed door with full length side glass panel, window to side elevation, electric sockets, carpeted, doorway leads to the hallway.

Hallway L shaped carpeted, double radiator, electric power points, carbon monoxide alarm, smoke alarm. all doorways lead off main hallway: White panelled door leading to:

Lounge /Diner

5.99m x 5.31m (19'08" x 17'5") to largest measurement L shaped, Carpeted flooring, 2 x UPVC double glazed bay windows to front elevation, UPVC double glazed window to side elevation, two double radiators, feature electric fire with coal and smoke effect, marble hearth, television point with free sat box dish fitted, electrical sockets. Dimmer switches, all curtains and poles.



Kitchen

2.97m x 2.97m (9'9" x 9'9") new ceiling with downlighters fitted, UPVC window to side elevation, vinyl flooring, beautiful fitted cream matt shaker style kitchen with various waist and eye level units, glass display cupboard, tall cupboard with electric mains switch, large cupboard which houses the Vaillant combination boiler, wood effect roll top work surface, built in Zanussi single oven with grill, built in microwave with grill, LPG five burner gas hob, white ceramic 1 1/2 bowl sink with mixer taps, space for washing machine, integrated 60/40 fridge freezer, wine cooler, integrated dishwasher tiling to walls and water sensitive areas, radiator, half glazed PVC door leading to steps to outside garden.



Bathroom

1.98m x 2.19m (6'6" x 7'2") Spacious bathroom with full white suite comprising of; large walk in shower with mains fed rain shower and traditional shower head, glass screens/doors, white unit housing sink

with chrome mixer tap and low level flush toilet, cabinet with light and shaver point, UPVC window to the side elevation, heated towel rail, Karndean flooring, fully tiled to shower area and half way on main walls.



Bedroom 1

2.95mx3.97m (9'8"x13'00) UPVC windows to rear and side elevation, radiator, carpeted flooring, an array of fitted bedroom furniture to include sliding wardrobes, fitted corner robe with mirror, drawer units, curtains, television point.

Bedroom 2

2.77m x2.95m (9'1" x 9'8") carpeted flooring, UPVC double glazed window to side elevation, radiator, electrical sockets, curtains.



Garden

FRONT:

Mainly gravel with shrubs, professionally laid artificial grass, patio sitting area to the side of the home.

REAR:

Path area giving access to sheds, paving to the side of home and also sitting area and fenced to both sides.

This is a lovely well maintained and much improved home; it has bricked skirting around bottom of home with access ports, Anglia water meter, UPVC cladding and guttering. **This home offers good sized accommodation and viewing is highly recommended.**

To view this property or request more details, [contact carwell1@hotmail.com](mailto:carwell1@hotmail.com)

If you have other questions about this property, please telephone Bev at Wilbrook Management

Limited on 01933 222938/07748782963. **Viewing is acceptable by appointment only**