

# FOR SALE

## JAYGEE CROSSLAND

2-bedroom park home 36' X 20'

**£119,950**



### Full description:

This two-bedroom park home is set on the popular Wilby Park'. The home benefits from full double-glazed windows and full LPG gas central heating. The home is nicely positioned with easy to maintain gardens being mainly slate, paving slabs and large block paved driveway. This home has had extensive works – German Vinylit Maintenance free cavity wall system fitted in 2016, Metrotile roof fitted in 2016, under floor insulation and new axel stands 2015.

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.

Back door is approached on left hand side via steps. UPVC half glazed door which leads into the kitchen.

### Kitchen

4.10 x 3.02m (13'5" x 9'12") UPVC window to the side elevation, Louver blind, radiator. Spacious kitchen with Grey effect tiled vinyl flooring, various waist and eye level units in white gloss finish, dark granite gloss finish effect roll top work surfaces, free standing gas cooker, washing machine, stainless

steel round bowl single drainer sink with mixer taps, 3 way spot light to ceiling, carbon monoxide detector, Glow worm combination boiler serving water and heating, opening leading into hall and lounge/diner..



### **Lounge/Diner L Shaped**

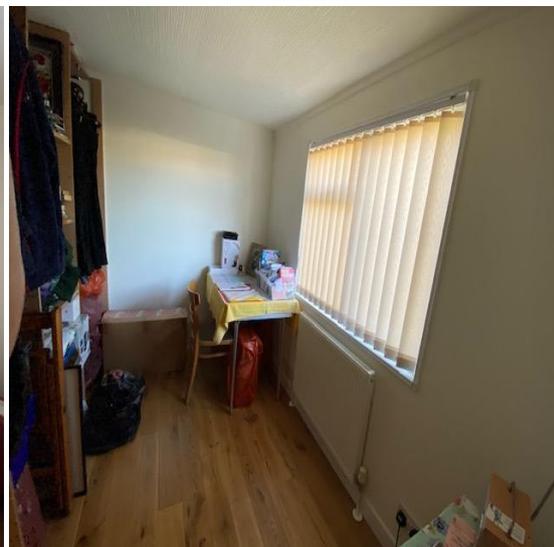
6.00m x 4.98m (19'8" x 16'4") at largest areas. UPVC double glazed bay windows to the front elevation and also UPVC double glazed window to the side elevation giving lots of light. Fitted louvre blinds, ceiling lights, 2 radiators, television point, telephone point, ample array of electrical sockets, lovely oak wood flooring. This L shaped room gives access to both the kitchen and hallway.

### **Hallway**

White decorative UPVC glazed front door, spacious hallway with lovely oak flooring, radiator, smoke alarm, ceiling lights, lots of storage shelving, all doors lead off this area.

### **Bathroom**

1.73m x 2.13m (5'8"x7'0") Full champagne colour suite comprising of; Large Shower cubical with double door giving good access, gas main shower fitted, sink inset in vanity unit, low level flush toilet, UPVC window to the side elevation, radiator, vinyl flooring, marble effect waterproof wall covering/panels to all areas, louver blind.



**Bedroom 1**

4.45m x 2.87m (14'7"x 9'5") Nice size double bedroom with UPVC windows to rear and side elevation, radiator, oak wood flooring, louver blinds, tv point, built in hanging and shelve units to one wall, electrical sockets.

**Bedroom 2**

2.86m x 2.13 m (9'5"x7'0") Single/Double bedroom with UPVC window to rear elevation, louver blinds, radiator, oak wood flooring, built in hanging and shelving area, electric sockets.

**Garden**

FRONT:

Mainly laid with decorative slate, pathway leading to both entrances. Large block paved driveway and slabbed area, easy to maintain.

REAR:

Mainly paved area to the back of home and hedging to give privacy, plenty of space for a shed to be erected.



**This is a lovely well maintained and much improved home set on a nice plot, this home benefits from fully refurbished exterior and roof, new boiler fitted five years ago with induction radiators to each room, underfloor insulation and new jacks, it has fully bricked skirting around bottom of unit with access ports, outside water tap fitted and Anglia water meter. UPVC soffits and guttering. This home offers a lovely contemporary feel with good size accommodation, viewing is highly recommended.**

**To view this property or request more details, [contact carwell1@hotmail.com](mailto:contact_carwell1@hotmail.com)**

**If you have other questions about this property, please telephone Bev at Wilbrook Parks Limited on **07748782963****

**Viewing is acceptable by appointment only.**