

***FOR SALE***

**TINGDENE MACKWORTH**

***1 BED PARK HOME 32 X 12'***

***£64,000.00 O.N.O.***



**Full description:**

This one-bedroom park home is for sale on the popular **Wilby Park**, in the village of Wilby. The property benefits from lounge, kitchen, bathroom, one double bedroom. This park home is set on a lovely plot with large well-established garden, it is a well-maintained home. A great opportunity to purchase a home on this rarely available park.

The park home site is for the over forties and no dogs or children can live there on a permanent basis. **'Wilby Park'** is close to local amenities. The site is quiet and peaceful and has good bus routes into Wellingborough town centre, Rushden Lakes Complex, Northampton and Milton Keynes.

**Steps leading to** UPVC half glazed door which enters into a small hall way, carpeted, smoke alarm, storage cupboard.

**Kitchen**

2.90m x 3.53m (9' 6" x 11'7") carpeted flooring, UPVC window's both to side elevations, venetian blinds to windows, array of fitted waist and eye-level cupboards, single bowl stainless steel sink and taps, washing machine, fridge/freezer, electric oven, LPG gas hob. Expel air fan, storage cupboard housing Glow Worm combi boiler and airing space, thermostat, carbon monoxide alarm, radiator, strip light.



### **Lounge**

3.15m x 3.53m (10'4" x 11' 7") Carpeted floor, radiator, 1 x UPVC window to side elevation, UPVC patio doors to front elevation which leads out to a patio area with ornate brick wall to front garden, venetian blinds to all windows, fitted units to side alcoves and fireplace housing a coal effect electric fire, TV point, telephone point, electric sockets, smoke alarm.



### **Bathroom**

1.37m x 2.01m (4' 6" x 6' 7") UPVC obscure glazed window to side elevation, venetian blind, carpeted flooring, radiator, full white suite comprising of large walk in shower tray with mains fed shower, pedestal sink, low level flush toilet, all walls covered in water resistant marble effect panelling.

### **Bedroom 1**

2.36m x 3.53m (7' 9" x 11' 7") UPVC window to side elevation, venetian blind, radiator, carpeted flooring, fitted wardrobes and drawers with over cupboard to one wall, side drawers, electric sockets.

### **Garden**

Front area; mainly gravel with established shrubs, patio area for sitting at front of home, pathway to home and side steps, Boundaries to home are mainly hedging and open, space for shed. There is a concrete driveway for off road parking at the front of the home which is currently covered with gravel.

Rear of the home has paved area and gravel and is easy to maintain. An ideal opportunity to purchase a lovely one bed home which comes with all carpets, blinds and curtains and would make a lovely low maintenance home, needs to be viewed to be appreciated.



**A great opportunity to get a nice home on a lovely plot 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 07748 782963**