

FOR SALE

DONNINGTON DELUXE

3-bedroom park home 42' X 20'

£134,950



Full description:

This three-bedroom park home is set on the popular Wilby Park'. The home benefits from double-glazed windows and full oil-fired central heating. The home is nicely positioned with an extremely large wrap around garden with large decked veranda which is accessed through French doors from dining area but also has steps to the garden, fields to the rear so wonderful views of countryside and gate giving access, parking to front of home. This home has had extensive works –Maintenance free cavity wall system fitted in 2018, Metro tile roof fitted in 2018, new fascias and guttering, new doors fitted to front and rear and new axel stands 2018, still with warranties.

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.**

Front door is approached on right hand side via steps. UPVC half glazed door with decorative panels which leads into the hallway.

Hallway

L shape, radiator, large storage cupboard, carpeted, electrical points, telephone point, ceiling lights, all doors lead off this area.

Kitchen

3.86m x 2.74m (12'8" x 9'0") UPVC window to the side elevation, radiator. Spacious kitchen with tile effect laminate flooring, various waist and eye level units in oak effect finish with chrome handles, dark granite finish effect roll top work surfaces, built in oven, gas hob, extractor fan, stainless steel single drainer sink with mixer tap, 3 way spot light to ceiling, tiled to water sensitive areas, door leading to:



Utility Room

1.42m x 2.74m (4'8" x 9'0") White half glazed UPVC glazed door leading to steps to rear garden, Potterton oil boiler, carpeted, freestanding freezer, plumbing for washing machine, storage cupboard.

Lounge/Diner L Shaped

6.00m x 5.43m (19'8" x 17'10") at largest areas. UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, French doors with side glass panels UPVC giving lots of light, curtains, 2 x ceiling lights, 1 ceiling fan light, 3 radiators, television point, digital Aerial + sat dish, ample array of electrical sockets, carpeted flooring. feature fireplace with flame effect inset electric fire. This L shaped room gives access to both the kitchen and hallway.

Bathroom

1.6m x 2.82m (5'3"x9'3") Full white colour suite comprising of; Large Shower cubical with sliding doors, electric triton shower fitted, sink inset in vanity unit, low level flush toilet, UPVC window to the side elevation, radiator, vinyl wood effect flooring, fully tiled to shower area, bathroom cupboard, electric razor point and light.

Bedroom 1

3.40m x 2.87m (11'2"x 9'5) Nice size double bedroom with UPVC windows to rear giving views of fields, radiator, carpeted flooring, an array of fitted wardrobes x 4, overhead storage x 4, drawers x 2, electrical sockets.

Bedroom2

2.67m x 2.87m (8'9"x 9'5) Nice size double bedroom with UPVC windows to rear giving views of fields, radiator, carpeted flooring, fitted wardrobes with overhead storage and dressing table, electrical sockets.

Bedroom3

3.25m x 1.93 m (10'8"x6'4") Single bedroom with UPVC window to side elevation, radiator, carpeted flooring, built in wardrobe with overhead storage and dressing table, electric sockets.

Garden

FRONT:

Mainly laid to lawn with mature shrubs and trees, small pond, large decked raised patio area, pathway leading to both entrances. Driveway.

REAR:

Mainly laid to gravel, greenhouse, fenced with gate giving access to fields, 3 metal sheds , washing line, hedging to one side giving privacy,



This is a lovely well maintained and much improved home set on a prime plot, this home benefits from fully refurbished exterior and roof, new jacks, it has full wooden skirting around bottom of unit with access ports, outside water tap fitted and Anglia water meter. UPVC soffits and guttering. This home offers a 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.