

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

Seekers Estate Agents

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**22A COLLINSWOOD PARK, FOLLY LANE, CADDINGTON,
LUTON, BEDFORDSHIRE, LU1 4AH**

- LARGE 2 BEDROOM PARK HOME
- BUILT BY TINGDENE IN 2008
- 50 X 20 ADDINGTON MODEL
- GAS (LPG) CENTRAL HEATING
- DOUBLE GLAZING
- FITTED KITCHEN INCLUDES INTEGRAL APPLIANCES

- 2 BATHROOMS; 1 EN-SUITE
- OWN DRIVE
- OWN GARDEN PLOT
- SEMI RETIREMENT PARK 45 YEARS +
- PETS AND DOGS WELCOME (MAX 2)
- ATTRACTIVE VIEWS OVER FIELDS TO REAR

£239,995

Reference No: 7388

This large 2 bedroom park home comprises:

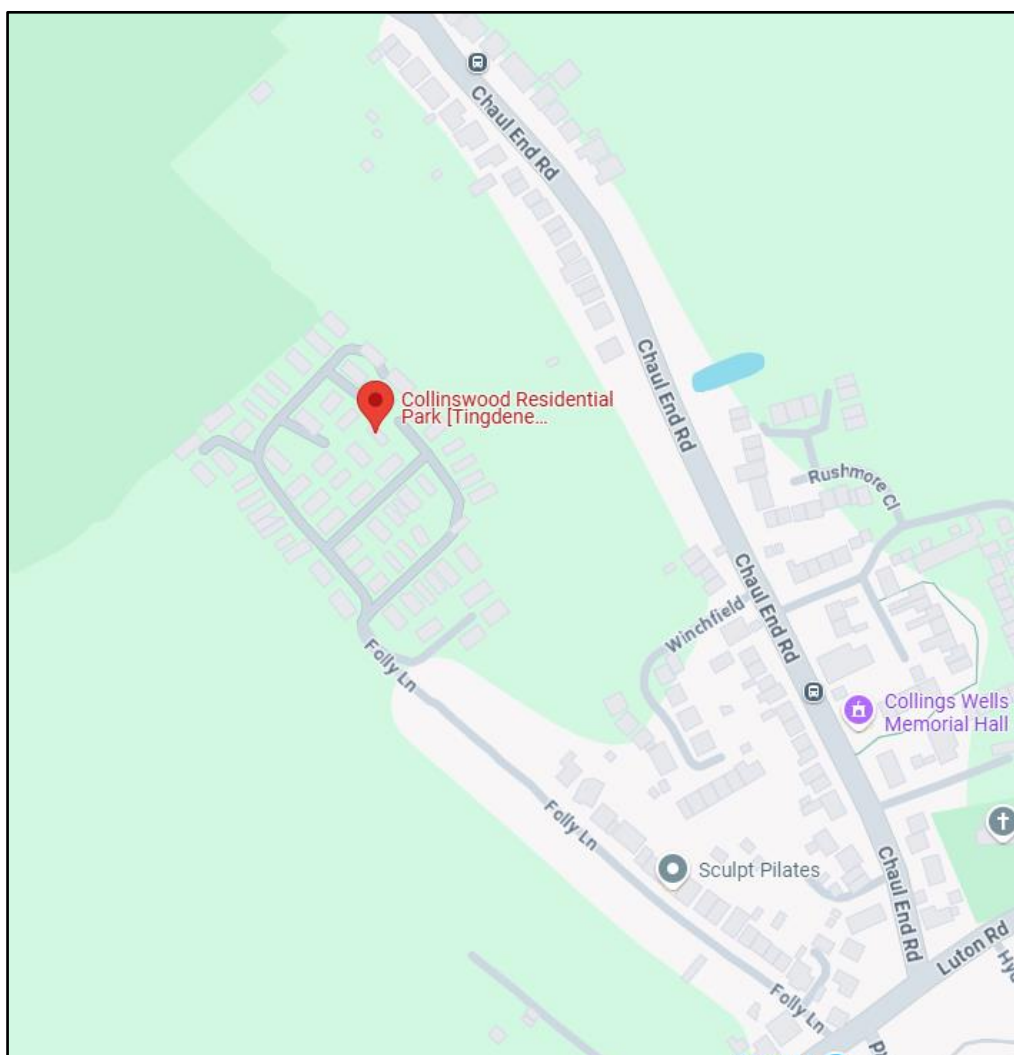
<u>ENTRANCE HALL</u>		Radiator, cupboard
<u>LOUNGE/DINING ROOM</u>	19'5 X 19'0	An 'L' shaped room with a triple aspect, two radiators, double glazing, tv point, telephone point, electric flame effect wall mounted fire, double French doors to garden
<u>KITCHEN/BREAKFAST ROOM</u>	17'0 X 9'5	A fitted kitchen which includes a range of laminated eye and base level units, laminated roll top work surfaces, stainless steel sink, cooker hood, wall mounted LPG boiler enclosed in cupboard, integrated w/machine, integrated d/washer, integrated fridge/freezer, breakfast bar, radiator, double glazing, door to garden
<u>BEDROOM 1</u>	14'11 X 13'7	Rear aspect, radiator, double glazing, four single and two double fitted wardrobes with walk through to en-suite, dressing table unit with mirror
<u>EN-SUITE SHOWER ROOM</u>		A white suite comprising shower cubicle with plumbed in shower, vanity basin with cupboard underneath, w/c, radiator, frosted double glazed window
<u>BEDROOM 2</u>	11'6 X 9'6	Rear aspect, radiator, double glazing
<u>BATHROOM</u>		A white suite comprising enclosed 'walk in' bath with plumbed in shower over, vanity basin with cupboard underneath, w/c, towel rail, radiator, double glazed window
<u>PARKING</u>		Own drive
<u>PARK STATUS</u>		Semi Retirement park 45 years + Pets and dogs welcome (max 2)
<u>GARDEN</u>		Own garden plot with shed & patio







Location of the park:



For any further
information or
to arrange a
viewing please
contact Seekers
directly on
01252 313554



or alternatively email us at office@seekerstateagents.com

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.