



Lewis Way
Killarney Park, Nottingham NG6 8LN

£115,000 Freehold

For Sale – Two Bedroom Park Home in
Killarney Park, Nottinghamshire
Excellent Value with Scope for Modernisation



Nestled within the popular and well-established Killarney Park development, this spacious two-bedroom park home offers a rare opportunity to enjoy peaceful, countryside living with the added benefit of excellent local connections. While the property would benefit from some updating and modernisation, it has been priced to reflect this and represents fantastic value for buyers looking to create a comfortable home tailored to their own taste.

Internally, the property offers well-proportioned accommodation throughout. There are two generous double bedrooms, both of which include fitted wardrobes and storage, making the most of the available space. A well-sized three-piece family bathroom serves both bedrooms, alongside an airing cupboard offering additional practical storage.

The heart of the home is a large, light-filled lounge, providing a welcoming space to relax or entertain. This flows seamlessly into the open-plan kitchen and dining area, which offers plenty of scope for modern upgrades. With the right vision, this area could easily be transformed into a contemporary and sociable hub of the home.

To the rear of the property, a private garden offers lovely open views across the surrounding fields, creating a peaceful outdoor space ideal for relaxing, gardening, or simply enjoying the fresh air. The property also benefits from private driveway parking, a valuable addition for residents and guests alike.

Killarney Park itself is a secure, gated residential community that is particularly well suited to those seeking a slower pace of life in a semi-rural setting. Popular with downsizers and retirees, the park offers a quiet and friendly atmosphere, all while being conveniently located. Arnold High Street is just a short drive away, offering a wide range of shops, supermarkets, and amenities, while Nottingham city centre is also easily accessible, making this an ideal base for those who want countryside surroundings without sacrificing convenience.

With its generous layout, picturesque setting, and exciting potential, this property is perfect for anyone looking to enjoy peaceful park home living in a well-connected location. Early viewing is highly recommended to appreciate everything on offer.



Entrance Hallway

UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising carpeted flooring, coving to the ceiling, wall mounted electric heater, doors leading off to:

Lounge

12'1" x 19'8" approx (3.7 x 6.0 approx)

Carpeted flooring, UPVC double glazed window to the side elevation, UPVC double glazed French doors with panel and window to the rear elevation giving access to the garden, wall mounted electric heater, coving to the ceiling, fireplace, door leading through to the dining room.

Dining Room

12'1" x 12'5" approx (3.7 x 3.8 approx)

Carpeted flooring, UPVC double glazed bay window to the rear elevation, UPVC double glazed door to the side elevation giving access to the garden, wall mounted electric heater, coving to the ceiling, opening through to the kitchen.

Kitchen

11'5" x 9'6" approx (3.5 x 2.9 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, UPVC double glazed window to the side elevation, space and point for fridge, space and point for cooker, door to pantry.

Bedroom One

12'5" x 8'2" approx (3.8 x 2.5 approx)

Carpeted flooring, built-in wardrobes, UPVC double glazed window to the front elevation, coving to the ceiling.

Bedroom Two

10'9" x 9'2" approx (3.3 x 2.8 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted electric heater, coving to the ceiling, built-in wardrobes.

Shower Room

7'6" x 6'2" approx (2.3 x 1.9 approx)

UPVC double glazed window to the side elevation, walk-in shower enclosure with electric shower over, extractor fan, wash hand basin, WC, tiled splashbacks.

Outside

To the rear of the property there is a paved patio area, fencing to the boundaries, shed, access to the driveway to the side of the property.

Agents Notes: Park Home Additional Information

Council Tax Band: A

Local Council: Gedling

Electricity: Mains supply

Water: Mains supply

Gas: No mains supply

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 15mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: No mains supply

Flood Risk: Surface Water High

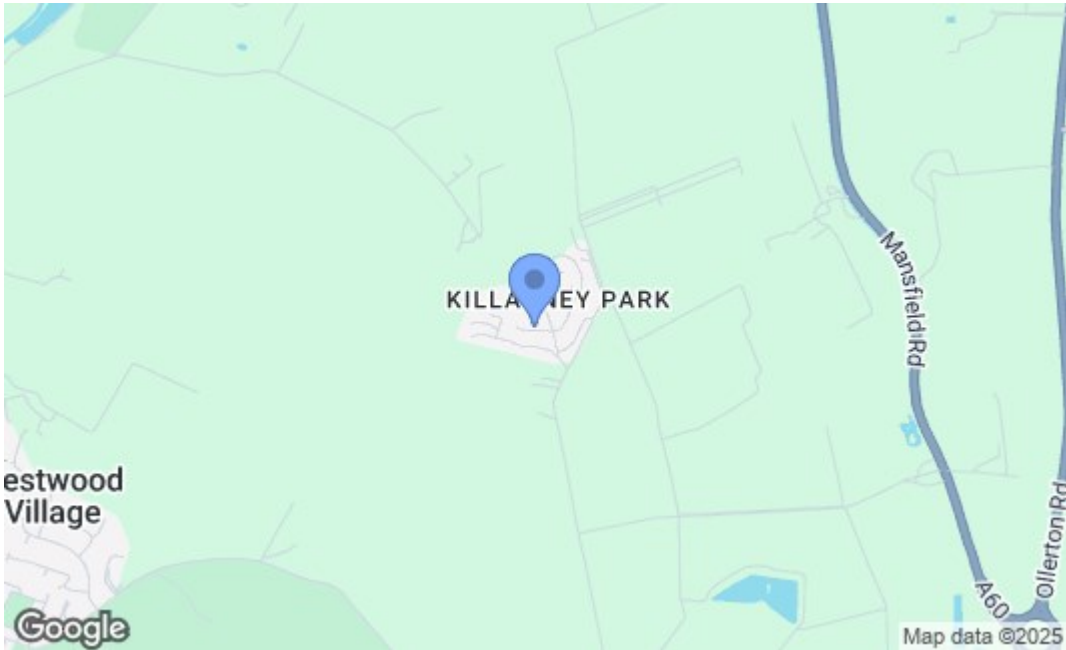
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.