



## 35 Stonecliff Park

Prebend Lane, Welton, LN2 3JS

**£75,000**

A three bedroom residential park home located in the popular over 50's retirement development Stonecliff Park, Welton. The internal accommodation briefly comprises of Side Entrance Porch, Lounge, fitted Dining Kitchen, Inner Hallway, three Bedrooms and Shower Room. Outside there are gardens and an Outside Store. Viewing is highly recommended.



## Stonecliff Park, Prebend Lane, Welton, LN2 3JS

### SERVICES

All mains services available. Gas central heating.

### COUNCIL TAX BAND – A

**LOCAL AUTHORITY** - West Lindsey District Council

**VIEWINGS** - By prior appointment through Mundys.

### DIRECTIONS

Head out of Lincoln along the A15 and turn right onto Cliff Road towards Welton. Turn left onto Prebend Lane and the site can be located on left hand side.

### LOCATION

Located in the popular village of Welton. The village itself offers a wide range of local amenities including schools, shops and public houses. Stonecliffe Park is a well laid out park which caters for the over 50's age group and has a range of different sized homes situated in just over 13 acres. There is a social club near the entrance operated independently by the residents. They have a library on site.

<http://www.stonecliffpark.co.uk/>

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

### ANNUAL GROUND RENT - TBC

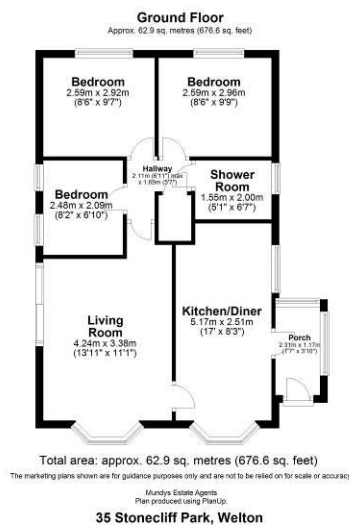
All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

### SIDE ENTRANCE PORCH

With UPVC entrance door and UPVC window.

### LOUNGE

13' 11" x 11' 2" (4.24m x 3.4m), with UPVC bay window to the front elevation, double radiator and double glazed sliding patio doors to the side elevation.



### KITCHEN/DINER

17' 1" x 8' 4" (5.21m x 2.54 m), fitted with a range of wall and base cupboards, drawers and work surfaces, fitted double oven and hob, sink and drainer, part-tiled surround, plumbing for a washing machine and dishwasher, single radiator, UPVC bay window to the front elevation and UPVC window to the side elevation.

### INNER HALLWAY

With cupboard housing the gas central heating boiler.

### BEDROOM

9' 7" x 8' 5" (2.92m x 2.57 m), with UPVC window to the rear elevation and double radiator.

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### BEDROOM

8' 2" x 6' 11" (2.49m x 2.11 m), with two UPVC windows to the side elevation and single radiator.

### SHOWER ROOM

With suite comprising of fitted shower cubicle, WC and wash hand basin, radiator, inset spotlights and UPVC window to the side elevation.

### OUTSIDE

Outside there is a garden to the front with a paved area, steps leading to the Side Entrance Porch and a paved ramp suitable for wheelchair access. To the rear there is a paved garden and Outside Store.

### OUTSIDE STORE

8' 8" x 5' 3" (2.64m x 1.6m), with light and power.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agent give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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