



2 Lakeside Crescent, Short Ferry Caravan Park

Fiskerton, Lincoln, LN3 4HU

£50,000

A two bedroom single park home positioned in this popular residential development of Short Ferry Caravan Park. The property has internal accommodation to comprise of Side Entrance Porch, Inner Hallway, two Bedrooms, Shower Room, fitted Kitchen Diner and Lounge. Outside there is a garden to the side and a parking space to the front. The property further benefits from No Onward Chain and viewing is recommended.

Lakeside Crescent, Short Ferry Caravan Park, Fiskerton, Lincoln, LN3 4HU



SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – TBC (West Lindsey District Council).

VIEWINGS - By prior appointment through Mundys.

GROUNT RENT INFORMATION

Approx. £52 per week.

Upon completion the buyer pays 90% of the sale price to the Vendor and the remaining 10% to the Site Owner within 7 days.

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

LOCATION

Short Ferry Caravan Park is an independently owned leisure complex situated in approximately 60 acres of Lincolnshire countryside approximately seven miles from the historic and picturesque City of Lincoln. It is well situated for visits to its Cathedral Quarter and shopping areas. Residential have access to the exclusive fishing on site as well as all park facilities available all year. The park facilities include outdoor heating swimming pool, games room and arcade, children's play areas, indoor and outdoor soft play areas, shop and off-licence, book swap library, lake and river fishing, angling shop, entertainment and the Tyrwhitt Arms Public House.



ACCOMMODATION

ENTRANCE PORCH

3' 1" x 9' 7" (0.96m x 2.94m), with UPVC windows and door to the side aspects and UPVC door to the Inner Hallway.

INNER HALLWAY

With vinyl floor covering and doors leading to two Bedrooms, Shower Room and Kitchen.

KITCHEN

12' 10" x 7' 8" (3.92m x 2.34m), with UPVC windows to the side aspects, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, spaces for cooker, washing machine and fridge freezer, wall-mounted cupboards with complementary splashbacks, wall-mounted gas boiler and doorway to the Lounge.

LOUNGE

12' 10" x 10' 3" (3.93m x 3.14m), with UPVC windows to the front and side aspects, UPVC double doors to the Side Entrance and radiator.

SHOWER ROOM

8' 0" x 4' 11" (2.44m x 1.52m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, chrome towel radiator and part-tiled walls.

BEDROOM 1

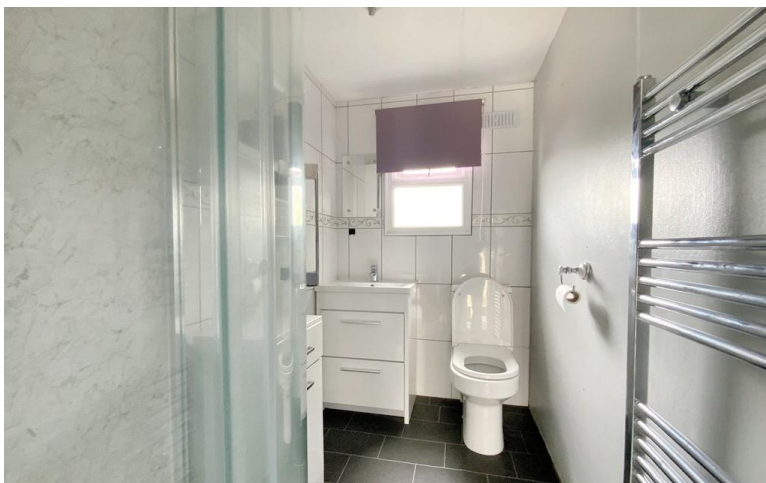
12' 10" x 8' 7" (3.92m x 2.63m), with UPVC window to the rear aspect and radiator.

BEDROOM 2

9' 3" x 6' 11" (2.82m x 2.11m), with UPVC window to the side aspect and radiator.

OUTSIDE

To the front of the property there is a lawned garden, driveway to the side, paved seating area, decorative gravel beds and space for a shed.



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

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 - HOW WE MAY REFER YOU TO

Sie & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray will be able to provide information to you on the conveyancing services they can offer. Should you decide to use the 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.

Claverings will be able to provide information and services they offer relating to removals. 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 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.

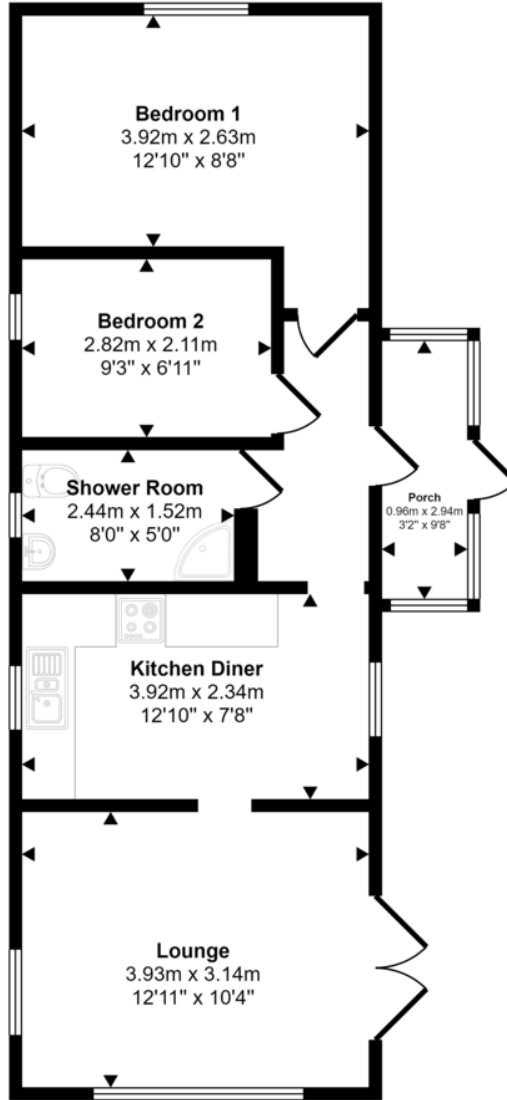
GENERAL

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 are for their guides and the vendors (Lessors) for whom they act as Agents 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 what ever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
51 sq m / 554 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

