



87 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3JT

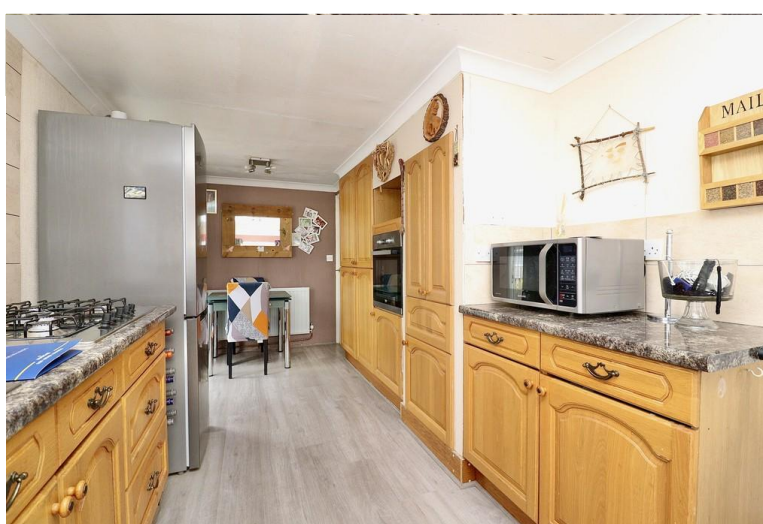


Book a Viewing!

£90,000

A two bedroomed park home located in this popular over 55s development of Stonecliff Park within the sought after village of Welton and within walking distance of the village centre, with it's good range of village shops and amenities. The property has internal accommodation comprising of Entrance Hallway, a generous sized Lounge with bay window, Kitchen Diner with double doors to the raised decked area, Inner Hallway leading to two double Bedrooms and a modern Shower Room. Outside the property benefits from having a gravelled area providing off road parking and there are low maintenance gardens to the side and rear, along with an Outbuilding, Greenhouse and a raised decked area off the Kitchen. The property further benefits from having been recently cladded and insulated and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the popular village of Welton. The village itself offers a wide range of local amenities including schools, shops and public houses. Stonecliff 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 - £1,880.76

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

ENTRANCE HALL

9' 7" x 5' 0" (2.92m x 1.52m) With UPVC double glazed door and window, vinyl flooring and electric radiator.



LOUNGE

18' 0" x 10' 11" (5.49m x 3.33m) , with UPVC double glazed window and radiator.

KITCHEN/DINER

19' 1" x 8' 2" (5.82m x 2.49m) , with two UPVC double glazed windows, UPVC double glazed double doors, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, five ring gas hob, space for a fridge freezer, radiator and spaces and plumbing for washing machine and dishwasher.



HALL

With storage cupboard.

BEDROOM 1

12' 6" x 9' 2" (3.81m x 2.79m) , with UPVC double glazed window, fitted wardrobe and radiator.

BEDROOM 2

10' 11" x 9' 5" (3.33m x 2.87m) , with UPVC double glazed window, fitted wardrobe, fitted dressing table and radiator.

SHOWER ROOM

With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with cupboard space below, shower cubicle with panel boarding surround and heated towel rail.



OUTSIDE

To the front of the property there is a gravelled area providing off road parking. There is a raised decked seating area accessed from the kitchen and this leads to low maintenance gravelled gardens with a patio seating area, outbuilding and greenhouse.



WEBSITE

Our detailed website show 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 – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 roughly checked.

GENERAL

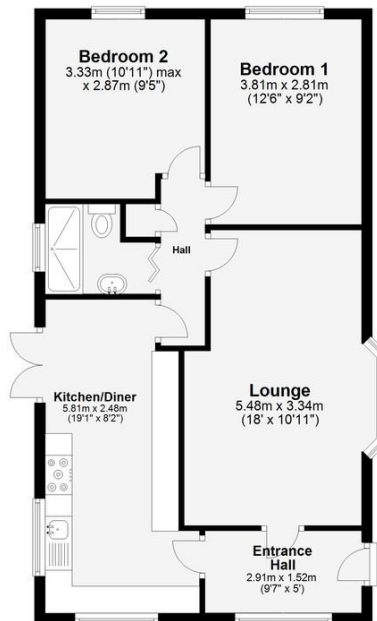
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 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 herein a spot verified.

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Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



Total area: approx. 65.0 sq. metres (699.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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