



19 Cathedral View, Newark Road

Aubourn, Lincoln, LN5 9EJ



Book a Viewing!

# £77,000

A well-presented two bedroom park home positioned in this popular residential over 50s development, located just off the Lincoln A46 between Lincoln and Newark. The property has internal accommodation to briefly comprise of Entrance Hallway, Open Plan Living Dining and Kitchen Area, two Bedrooms (one of which is currently being used as a Dressing Room) and a Shower Room. Outside there is a sun terrace to the front and side and a patio area. There is also the benefit of off road parking for vehicles. Viewing of this property is highly recommended.





#### SERVICES

All mains services available. Gas central heating.

#### COUNCIL TAX BAND - A

LOCAL AUTHORITY - North Kesteven District Council

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

### LOCATION

Cathedral View Park is located just off the A46 and is approximately 7.5 miles from Lincoln City Centre and 11.5 miles from the Market Town of Newark. The property has a private gated entrance and access to two fishing lakes (for residents use only). The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

### **GROUND RENT INFORMATION**

Ground Rent - £230 pcm

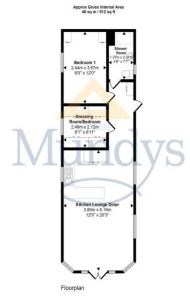
(All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale).

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.

#### **ACCOMMODATION**

#### ENTRANCE HALL

With main entrance door, radiator and leading to the fitted kitchen area.



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. Icone of items such as bathroom suites are representations only and more not look that the taken of the statement is the statement. Income Mathematike Genome: "One of the statement of the statement is not approximate and the statement is not approximate app

29 – 30 Silver Street Lincoln **LN2 1AS** 01522 510044

22 Queen Street **Market Rasen** LN8 3EH 01673 847487

#### LIVING/DINING & KITCHEN AREA

20' 3" x 12' 9" (6.17m x 3.89m)

Kitchen Area - fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, UPVC window, a range of integrated appliances incorporating oven and microwave.

Living/Dining Area - with UPVC French/patio doors to the sun terrace, air-conditioning unit, inset spotlights and UPVC windows to the side elevation.

#### **BEDROOM**

12' 0" x 8' 0" (3.66m x 2.44m), with a range of fitted wardrobes and storage cupboards above, UPVC window and radiator.

#### DRESSING ROOM/BEDROOM

8' 1" x 6' 11" (2.46m x 2.11m), with a range of fitted wardrobes, inset spotlights and UPVC window to the side elevation.

# SHOWER ROOM

7' 7" x 4' 6" (2.31m x 1.37m), with suite to comprise of fitted shower cubicle, wash hand basin with fitted vanity units below and a WC, UPVC window and radiator.

#### OUTSIDE

There is a raised sun terrace to the front and side elevations with steps leading to the side entrance door. There is also an enclosed patio/garden area. The property also benefits from off road parking for vehicles and an outside shed/store.

# NOTE - The vendor has advised that the TVs, sofa, blinds and airconditioning unit will be staying as a condition of the sale.

Our detaile d web site show sall our available properties and a lso gives extensive information on all aspects of moving home, localarea information and helpful information for buyer sand sellers. This can be fo und at mundys.net

SELUNG 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 i nto one of our offices or visit our web site for more details

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

Sills & Better idge, Ringrose Law LLP, Burton and Co, Bridge McFaland, 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 then we will receive a referral lfee 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 Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia I Services we will receive a commission from them of £250 and in add ition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

nt Survey gives peace of m ind 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

# None of the services or equipment have been checked or tested. All measurements are be lieved 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 themse lves and the vendors (Lessors) for whom they act as Agent sgive notice that:

- The details are a gene ralout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any author ity to make or give representation or warranty whatever in relation to this propert 1.
- All descriptions, dimensions, references to condition and necessary perm issions for use and occupation and other deta ils should be verified by your self on inspection, your own adv isor or conveyancer, particularly on items stated here in as not verified.

Regulated by RICS. Mundys is the trading name of MundysProperty ServicesLLP registered in England NO. OC 353705. The Partners are not Partners for the pur poses of the Partnership Act 1890. Registered Office 29 S liver Street, Lincoln, LN2 1AS.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

