



3a Cathedral View, Newark Road

Aubourn, Lincoln, LN5 9EJ



Book a Viewing!

£78,500

An immaculate 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 comprising of Open Plan Living Kitchen Diner, Hall, two Bedrooms and a Shower Room. Outside there is a driveway, lawned garden and a raised seating area. The home is situated on a pleasant corner plot position. Viewing is highly recommended.





SERVICES

All mains services available. LPG Central Heating

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

VIEWINGS - By prior appointment through Mundys.

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.

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.



ACCOMMODATION

HALL

With radiator and storage cupboard.

OPEN PLAN LIVING/KITCHEN/DINER

17' 11" x 12' 8" (5.48m x 3.88m)

Living area with three double glazed windows to the front and side aspects, Dimplex electric burner set in a feature fire place and radiator.

Kitchen area fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated fridge freezer, electric oven, hob with extractor fan over and two double glazed windows to the side aspects.

BEDROOM 1

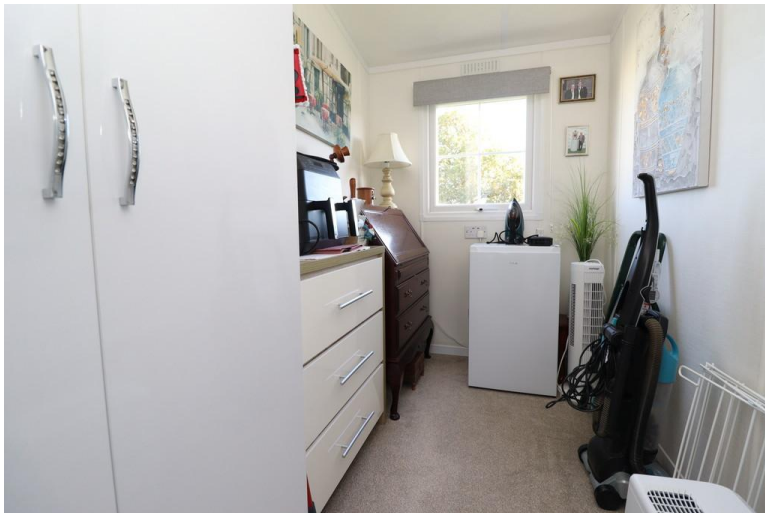
9' 6" x 8' 9" (2.92m x 2.69m) With two storage cupboards, double glazed window to the side aspect and radiator.

BEDROOM 2

8' 9" x 5' 1" (2.69m x 1.56m) With double wardrobe, double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.



OUTSIDE

The property has a raised seating area around the front and side of the property. There is also a lawned garden to the side of the property. The property also benefits from off road parking for vehicles and an outside shed/store 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

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

Stiles & 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 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 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.

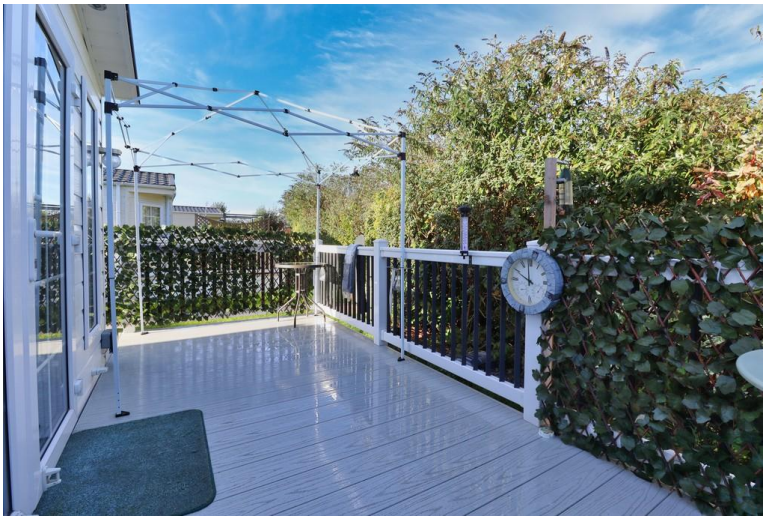
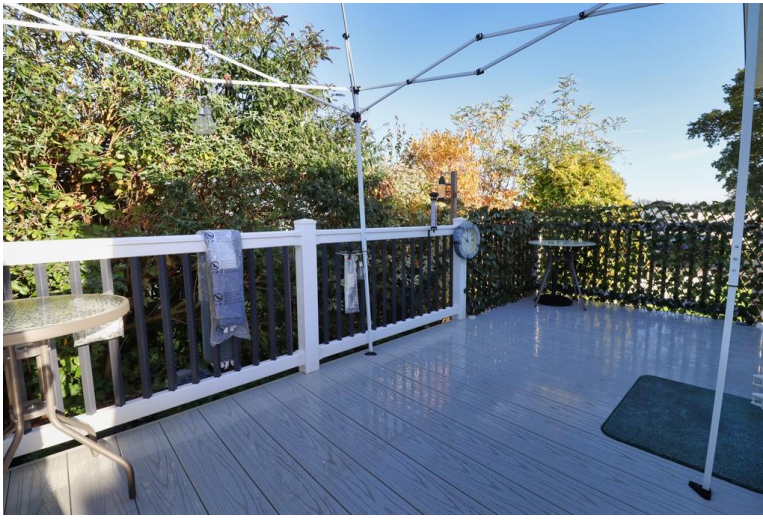
GENERAL

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 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 as not verified.

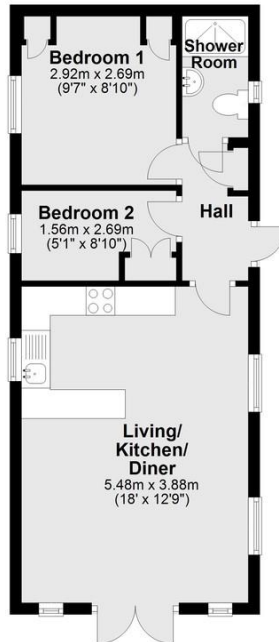
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Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 39.7 sq. metres (427.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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.

