

12 Stonecliff Park, Prebend Lane

Welton, LN2 3JS

Book a Viewing!

£199,950

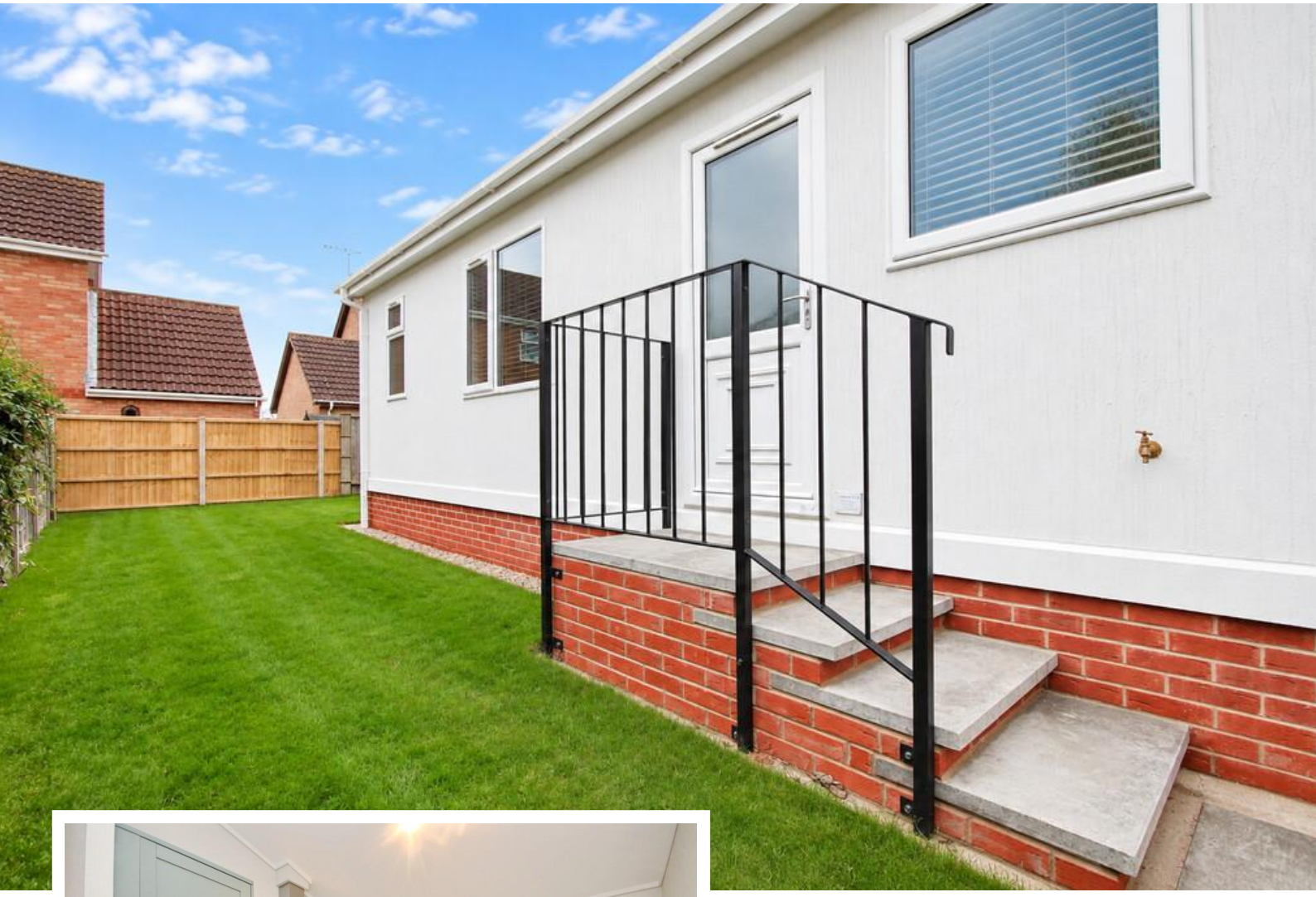
Brand New Two Bedroom Residential Park Home situated within the popular Stonecliff Park Development for the over 50s. Beautifully presented throughout, the property offers stylish and low maintenance accommodation, featuring an open plan living space, modern fitted kitchen, en-suite and dressing room to the principal bedroom, together with private driveway parking and landscaped gardens.

The accommodation comprises of an Entrance Hall, Open Plan Living/Kitchen space, Two Double Bedrooms, Dressing Room, En-suite Shower Room, Bathroom and surrounding gardens with driveway parking.





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LOCATION

Stonecliff Park is a well established residential park home development for the over 50s, occupying a peaceful setting within the highly sought-after village of Welton, approximately six miles north of Lincoln.

Welton is one of Lincolnshire's most desirable villages, renowned for its attractive conservation area, historic character and strong community atmosphere. The village enjoys an excellent range of everyday amenities including a Co-op Food Store, local butcher, pharmacy, library, independent shops, popular public houses, cafés and takeaway outlets, ensuring day-to-day conveniences are all within easy reach. The village also benefits from a highly regarded sports and social club together with a range of community groups and activities.

The village is particularly popular with families thanks to Welton St Mary's Academy and the highly regarded William Farr School, whilst regular bus services provide convenient access into Lincoln. Stonecliff Park itself benefits from a residents' social club, providing a welcoming and sociable space for residents to meet, relax and take part in community activities. Combining a picturesque rural setting with excellent local amenities, a friendly community atmosphere and strong transport links, Welton continues to be one of the area's most sought after places to live.









ACCOMMODATION

ENTRANCE HALL
Accessed via a frosted UPVC entrance door, built-in bench, cloaks storage cupboard housing the wall mounted gas combination boiler.

OPEN PLAN LIVING
19' 3 max" x 18' 6 max" (5.87m x 5.64m) A bright and spacious open-plan living area providing ample space for both lounge and dining furniture. With two UPVC windows to the front and side aspects, LVT flooring and radiators.

KITCHEN
11' 4 max" x 8' 8" (3.45m x 2.64m) Flowing directly from the living space, the kitchen is fitted with a modern range of wall and base units, worktop space, integrated appliances include a fridge, freezer and dishwasher, a gas hob, extractor hood and electric oven, additional fitted storage incorporates space for a washing machine, a side facing window, LVT flooring, radiator and a frosted UPVC door providing external access.

HALL
With access to both bedrooms and the bathroom.

BEDROOM 1
14' 4 max" x 9' 10" (4.37m x 3m) With UPVC window, radiator and access to a dressing room and en-suite shower room.

DRESSING AREA
With additional storage and wardrobe space.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin with vanity storage, tiled splashbacks, radiator, extractor fan, LVT flooring, illuminated mirror and frosted UPVC window tot he side aspect.

BEDROOM 2
8' 8" x 8' 8" (2.64m x 2.64m) With UPVC window, radiator and built-in wardrobe storage.

BATHROOM
Fitted with a three piece suite comprising bath with shower attachment, WC and wash hand basin with vanity storage, tiled splashbacks, LVT flooring, radiator, extractor fan and frosted UPVC window to the side aspect.

OUTSIDE
The property benefits from private outdoor space designed with ease of maintenance in mind. There are lawned garden areas, secure gated access and a block paved driveway providing off-road parking. The gardens offer an attractive outdoor space to enjoy with minimal upkeep required.

NOTE
Pitch Fee - £215 per month
Service Charge - £ TBC
All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – Exempt.

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

TENURE - Unknown.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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

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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.

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https://www.mundys.net/referrals/

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:

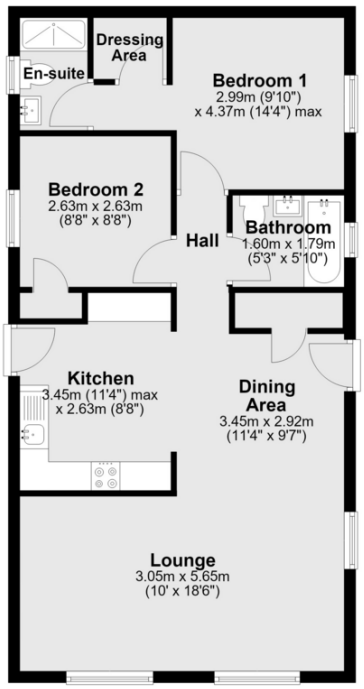
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.

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