



135 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3LL

£105,000

NO ONWARD CHAIN - A two bedroomed residential park home located in the popular over 50's Retirement Development of Stonecliff Park, Welton. The internal accommodation briefly comprises of Entrance Hall, spacious Lounge, Dining Area, Fitted Kitchen, Utility Area, two Bedrooms, En-Suite and Family Bathroom. Outside the property is situated in a pleasant position with open views to the rear, driveway and Garage with a newly-fitted roof under a 15-year warranty. Viewing is recommended.





SERVICES

Mains water, electricity and drainage. Gas central heating.

EPC RATING – exempt.

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. Stonecliffe 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/>



DIRECTIONS

Head out of Lincoln along the A15 and turn right onto Cliff Road towards Welton. Turn left onto Prebend Land and the site can be located on left hand side.

GROUND RENT INFORMATION

Annual Ground Rent - £1,723.20 (£143.60 per calendar month).

Ground Rent Reviewed - Annually in September.

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.

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

ENTRANCE HALL

With uPVC main entrance door, radiator and built-in cupboard with sliding doors.

LOUNGE

19' 7" x 11' 10" (5.97m x 3.61m) With two uPVC windows to front elevation, two radiators, coving to ceiling, gas fire and uPVC window to side elevation.

DINING AREA

10' 6" x 7' 1" (3.2m x 2.16m) With uPVC window to side elevation and radiator.

KITCHEN

15' 4" (max) x 8' 11" (4.67m (max) x 2.72m) Fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob, extractor fan, sink unit and drainer and uPVC window to side elevation.

UTILITY AREA

7' 4" x 3' 10" (2.24m x 1.17m) With plumbing and space for a washing machine, two uPVC windows and uPVC rear entrance door.

BEDROOM

10' 0" x 9' 10" (3.05m x 3m) With uPVC window to rear elevation, built-in wardrobes with sliding doors, fitted bedside drawers and overhead cupboards and radiator.

EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, part tiled surround, radiator and uPVC window to side elevation.

BEDROOM

12' 11" x 7' 8" (3.94m x 2.34m) With uPVC window to rear elevation, radiator and fitted double wardrobe with sliding doors.

BATHROOM

With suite to comprise of WC, wash hand basin and bath with shower attachment, radiator and uPVC window to side elevation.



OUTSIDE

With up and over door, side storage area and a newly-fitted roof under a 15-year warranty. The garage currently has no working electricity.

GARAGE

With up and over door and side storage area. The garage currently has no working electricity.

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

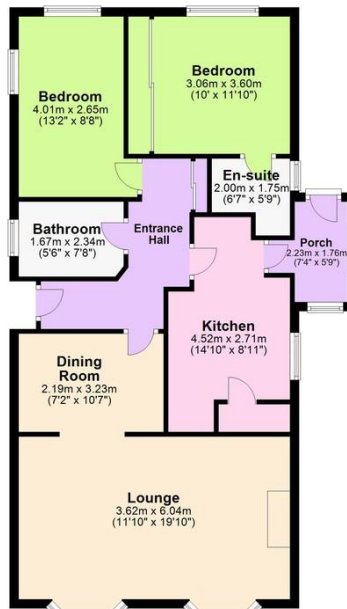
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Floor Plan

Approx. 80.8 sq. metres (869.3 sq. feet)



Total area: approx. 80.8 sq. metres (869.3 sq. feet)

For illustration purposes only
Plan produced using PlanUp.

135 Stonecliffe Park, Welton, Lincoln

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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.

