



# 7 Lakeside Crescent, Short Ferry Caravan Park, Ferry Road, Fiskerton, LN3 4HU



Book a Viewing!

## £87,500

NO ONWARD CHAIN - A well-presented two bedroom double park home positioned in this popular residential development of Short Ferry Caravan Park, close to the Cathedral City of Lincoln. The spacious accommodation comprises of Porch, fitted Kitchen, Lounge Diner, two double bedrooms, En-Suite Shower Room and Family Bathroom. Outside there are low maintenance front, side and rear gardens, a driveway and a detached single garage. The property further benefits from a brand new boiler and newly fitted double glazed windows. Viewing is recommended.





### 7 Lakeside Crescent, Short Ferry Caravan Park, Ferry, Fiskerton, Lincoln, LN3 4HU



#### 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

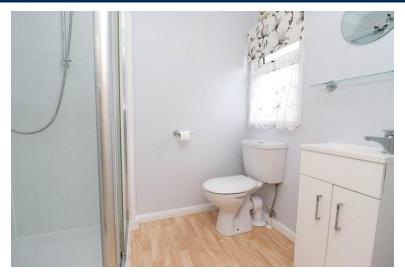
Short Ferry Caravan Park is an independently owned leisure complex situated in approximately 60 acres of Lincolnshire countryside approximately seven miles from the historic and picturesque City of Lincoln. It is well situated for visits to its Cathedral Quarter and shopping areas. Residential have access to the exclusive fishing on site as well as all park facilities available all year. The park facilities include shop and off-licence, book swap library, lake and river fishing, angling shop, entertainment and the Tyrwhitt Arms Public House.

NOTE - Ground Rent - approx. £240 per calendar month.

All figures should be checked with the Site Owners/solicitors prior to completion of the sale.

Upon completion the buyer pays 90% of the sale price to the Vendor and the remaining 10% to the Site Owner within 7 days.









#### **ACCOMMODATION**

#### **PORCH**

With glazed entrance door, double glazed windows so the front and side aspects and tiled flooring.

#### **KITCHEN**

12' 5" x 9' 7" (3.81m x 2.93 m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, gas fired central heating boiler, spaces for fridge freezer and washing machine, storage cupboard, tiled splashbacks, vinyl flooring and double glazed window to the side aspect.

#### LOUNGE/DINER

19' 6" x 17' 6" (5.96m x 5.34m) With two double glazed bay windows to the front aspect, double glazed window to the side aspect, feature electric fire and three radiators.

#### HALL

With glazed entrance door and three storage cupboards.

#### BEDROOM 1

 $11'8" \times 11'1"$  (3.58m x 3.38m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

### **EN-SUITE SHOWER ROOM**

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

#### BEDROOM 2

11' 0" x 7' 8" (3.37m x 2.35 m) With fitted wardrobes and over bed storage, double glazed window to the rear aspect and radiator.

### **BATHROOM**

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, radiator, vinyl flooring and double glazed window to the side aspect.

#### OUTSIDE

To the front of the property there is an enclosed low maintenance gravelled garden. There are two patio seating areas to the side with mature shrubs and flowerbeds. To the rear there is a gravelled garden, driveway providing off street parking and a detached single garage with up and over door, light and power.

NOTE – We have be advised by the vendors that the windows have all be replaced approximately 1 year ago.

WEBSITE
Our detaile d web site shows all our available properties and a lso gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mun dys.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/SPECIALST 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

RETINE & Extert reign (Amigno set and LEP, Burton and Got, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you decide to use these Conveyancing services they can offer a 5hould you decide to use these Conveyancing Services them we life ceive a referral fee of up to 150 per sale and £150 per for them.

 $CWH, JWalter and Callum Lyman \ will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.$ 

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.

undys Financia I Services who will be able to offer a range of financial service products. Should you decide to instruct undys Financial I Services we will receive a commission from them of £250 and in addition, the individual member of staff to generated the lead will receive £50.

#### BUYING YOUR HOME

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 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.

- 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 tho roughly checked.

GENERAL

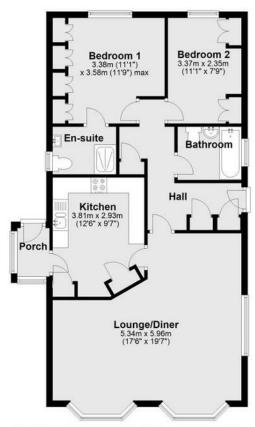
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a gene ral out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy s has any authority to make or give representation or warranty whatever in relation to this property.
- Ground Floor

  Approx. 75.9 sq. metres (817.3 sq. feet)

  All descript ions, d imensions, references to condit ion and necessary perm issions for use and occupation and other deta its should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in Eng land NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 75.9 sq. metres (817.3 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 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.

