



**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.



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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 2.93m) 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" x 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 2.35m) 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 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, 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.

Ground Floor

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

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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 and 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.

