



166 Stonecliff Park

Prebend Lane, Welton, LN2 3LL



Book a Viewing!

£77,000

A two bedroomed park home located on this popular over 55's Stonecliff Park Development within the village of Welton. The property has internal accommodation to comprise of Hall, Lounge, Dining Room, Kitchen, Utility Room, two Bedrooms, Master with En-suite Shower Room and a further Shower Room. Outside there are gardens to the front, side and rear and a detached garage. Viewing of the property is recommended. No Onward Chain.

PLEASE NOTE: The boiler does not work.



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SERVICES

Electricity, water and drainage. Propane gas.

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COUNCIL TAX BAND – A (West Lindsey District Council)

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the village of Welton. The village itself offers a wide range of local amenities including schools, shops and public houses. Stonecliff 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/>

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.

ANNUAL GROUND RENT - £1866 per annum from 1st Oct 2024

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

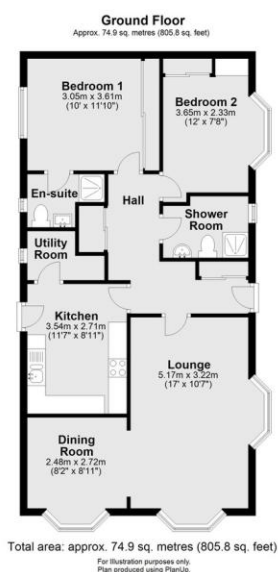
ACCOMMODATION

HALL

With storage cupboard and airing cupboard.

LOUNGE

16' 11" x 10' 6" (5.17m x 3.22m) With double glazed bow windows to the front and side aspects and radiator.



DINING ROOM

8' 11" x 8' 1" (2.72m x 2.48m) With double glazed bow window to the front aspect and radiator.

KITCHEN

11' 7" x 8' 10" (3.54m x 2.71m) Fitted with a range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, tiled splashbacks, double glazed window to the side aspect and side entrance door.

UTILITY ROOM

With double glazed window to the side aspect and plumbing for washing machine.

BEDROOM 1

11' 10" x 10' 0" (3.61m x 3.05m) With double glazed window to the side aspect, fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

11' 11" x 7' 7" (3.65m x 2.33m) With double glazed bow window to the side aspect, fitted wardrobes and drawers and radiator.

SHOWER ROOM

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

OUTSIDE

The property has block paved gardens to the front, side and rear. There is a detached single garage and a driveway.

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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 Water 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 550888 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 are for their own use 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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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