



120 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3LL



[Book a Viewing!](#)

Offers in Region of £90,000

A two bedroom park home positioned on the popular over 55's Stonecliff Park within the village of Welton. The property has internal accommodation to comprise of double bay fronted Lounge, Dining Room, fitted Kitchen, Inner Hall, two Bedrooms with fitted wardrobes and a Shower Room. Outside there are gardens to the front, side and rear. Viewing of the property is recommended. No Onward Chain.



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

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

<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.





LOUNGE

19' 3" x 10' 11" (5.89m x 3.35m) With four double glazed windows to the front and side aspects, electric fire set within a feature fireplace and radiator.

DINING ROOM

9' 9" x 7' 9" (2.98m x 2.37m) With double glazed door to the side aspect and radiator.

KITCHEN

12' 8" x 9' 3" (3.88m x 2.83m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, gas hob, spaces for fridge and washing machine, cupboard housing the gas fired central heating boiler, tiled splashbacks, radiator, double glazed window and door to the side aspect.

HALL

With airing cupboard.

BEDROOM 1

11' 4" x 9' 5" (3.47m x 2.88m) With a range of fitted wardrobes, double glazed windows to the side and rear aspect and radiator.

BEDROOM 2

10' 7" x 9' 4" (3.25m x 2.87m) With fitted wardrobes and chest of drawers, double glazed window to the rear aspect and radiator.

SHOWER ROOM

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

OUTSIDE

The property has low maintenance gardens to the front, side and rear. There is a summer house, greenhouse and shed.



WEBSITE
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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 £50 per sale and £150 per purchase from them.

CWJ, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clawsons will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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.

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE
1. None of these 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 general information 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.

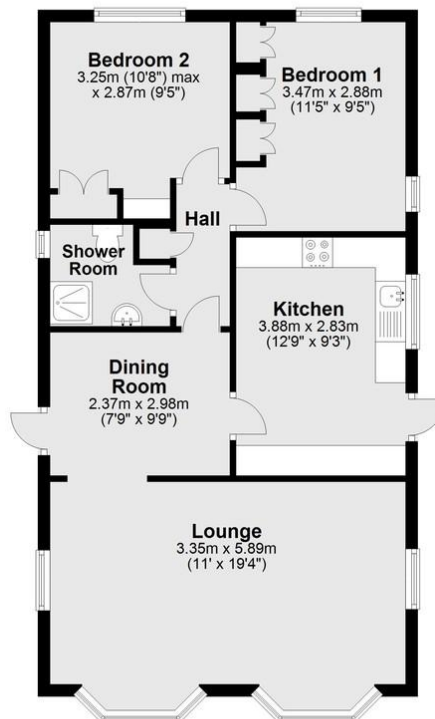
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Ground Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 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.

