



18 Nene Park

North Hykeham, Lincoln, LN6 9SJ



Book a Viewing!

£70,000

NO ONWARD CHAIN - A modern Park Home situated within the popular area of North Hykeham, to the South of the Cathedral City of Lincoln. The property has well presented accommodation comprising of Lounge, modern fitted Kitchen, Double Bedroom and a Wet Room. Outside there are low maintenance gardens and a driveway providing off road parking. Viewing is highly recommended.



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SERVICES

Mains electric, water and drainage. LPG central heating.

EPC RATING – Exempt

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

RESALE INFORMATION

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 buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.

GROUND RENT INFORMATION

Annual Ground Rent - TBC.

Ground Rent Reviewed - TBC.

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

ACCOMODATION

LOUNGE

12' 11" x 9' 6" (3.95m x 2.91m) With double glazed windows to the front and side aspects, double glazed door to the side aspect and radiator.

KITCHEN

14' 3" x 9' 6" (4.36m x 2.91m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan, space for washing machine, wall mounted gas fired central heating boiler, tiled splash-backs and a double glazed window and double glazed door to the side aspect.

WET ROOM

7' 11" x 5' 2" (2.42m x 1.60m) Fitted with a three piece suite comprising of wet room shower, close couple WC and pedestal wash hand basin, part tiled walls and radiator.

BEDROOM

9' 6" x 8' 0" (2.91m x 2.44 m) With a double glazed window to the rear aspect and radiator.

OUTSIDE

The property has a side driveway providing off road parking and a low maintenance paved garden with a metal shed.

The mobility ramps can be removed if required.

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.

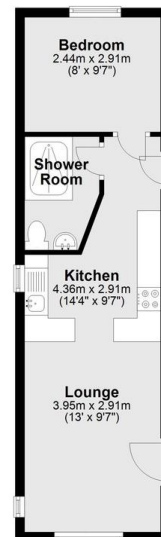
GENERAL

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 here in as not verified.

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Ground Floor
Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 31.9 sq. metres (343.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



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