



Stonecliff Park, Prebend Lane

Welton, LN2 3JT



Book a Viewing!

£95,000

A spacious and well presented 2 Bedroomed Park Home located in this popular over 55's Stonecliff Park Development within the village of Welton. The property has internal accommodation comprising of Lounge, Dining Room, modern fitted Kitchen, Utility Room, Side Porch, Inner Hallway, Two Bedrooms and Shower Room. Outside there are gardens, a driveway and a single garage. The property sits in a pleasant corner plot position within the park and viewing is recommended to appreciate the accommodation on offer. No Onward Chain.





SERVICES

All mains services available. Propane gas.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Unknown.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the popular 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/>

Service Charge/Pitch Fee – TBC





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.

LOUNGE

14' 6" x 10' 9" (4.42m x 3.30m) With double glazed bow window to the front aspect, electric fire in a feature fireplace, storage cupboards and radiator.

DINING ROOM

8' 2" x 7' 2" (2.50m x 2.20m) With double glazed bay window to the front aspect and radiator.



KITCHEN

10' 9" x 8' 1" (3.30m x 2.48m) Fitted with a modern range wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for cooker and fridge freezer, airing cupboard housing the gas fired central heating boiler, part tiled walls and double glazed window to the side aspect.

UTILITY ROOM

Fitted with base units with work surfaces over and radiator.

SIDE PORCH

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



INNER HALLWAY

With airing cupboard.

BEDROOM 1

10' 11" x 9' 5" (3.35m x 2.88m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 2

10' 1" x 8' 5" (3.09m x 2.59m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

SHOWER ROOM

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



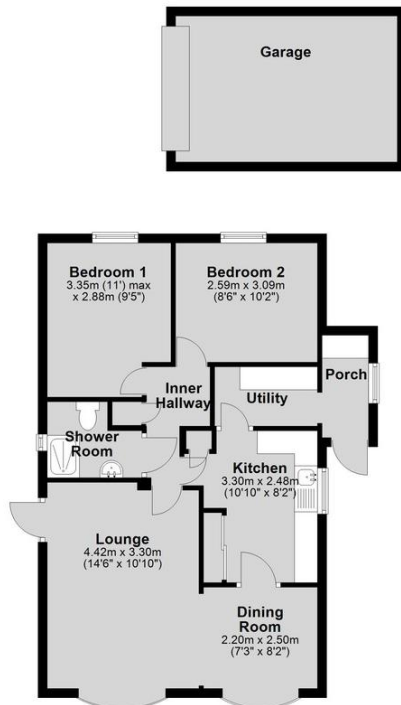
OUTSIDE

The property has gardens with greenhouse and timber shed. There is a driveway providing off street parking and access to the detached single garage, with up-and-over door to the front.



Ground Floor

Approx. 75.3 sq. metres (811.0 sq. feet)



Total area: approx. 75.3 sq. metres (811.0 sq. feet)

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 are 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.

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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.

