



## 2 St. Enochs Park

Newark Road, North Hykeham, LN6 8NY

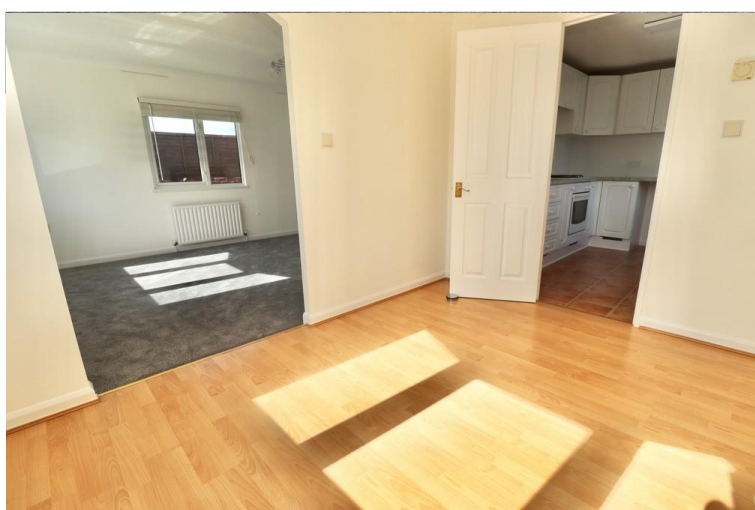


Book a Viewing!

**£84,950**

Situated in a tucked away position in the heart of North Hykeham, a well-presented Two Bedroom Park Home on a small residential over 55's site. The property has spacious living accommodation comprising of fitted Kitchen, Dining Room, Lounge, two Double Bedrooms with fitted wardrobes and a Bathroom. The property further benefits from a pleasant rear garden and a driveway for off street parking. The property is also being sold with the added benefit of No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

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.

Site Fee - £181 per calendar month

**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.

## ACCOMMODATION

### KITCHEN

10' 0" x 8' 4" (3.06m x 2.56m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap, electric oven with gas hob, spaces for washing machine, dishwasher and fridge freezer, cupboard housing the gas fired central heating boiler and double glazed window to the front aspect.

### DINING ROOM

10' 7" x 11' 6" (3.23m x 3.53m) With double glazed bay window to the side aspect, laminate flooring and radiator.

### LOUNGE

17' 6" x 10' 11" (5.35m x 3.34m) With electric fire set in a feature fireplace, double glazed bay window to the side aspect, double glazed window to the rear aspect and two radiators.

### INNER HALLWAY

With storage cupboard.

### BEDROOM 1

9' 7" x 10' 7" (2.93m x 3.23m) With double glazed window to the front aspect, fitted wardrobes, drawers and dressing table and radiator.

### BEDROOM 2

9' 6" x 8' 1" (2.92m x 2.48m) With double glazed window to the rear aspect, fitted wardrobe and radiator.

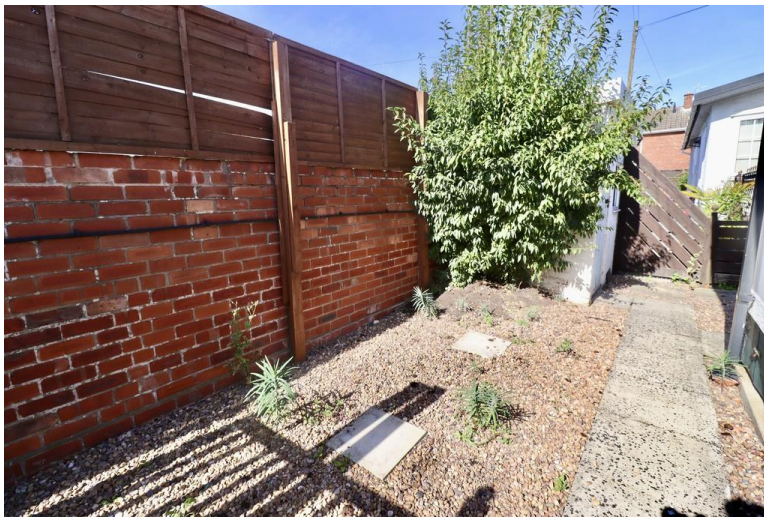
### BATHROOM

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

### OUTSIDE

To the rear of the property there is a decked seating area, gravelled garden and a brick outbuilding. The rear of the property there is a driveway providing off street parking.





#### WEB SITE

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](http://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

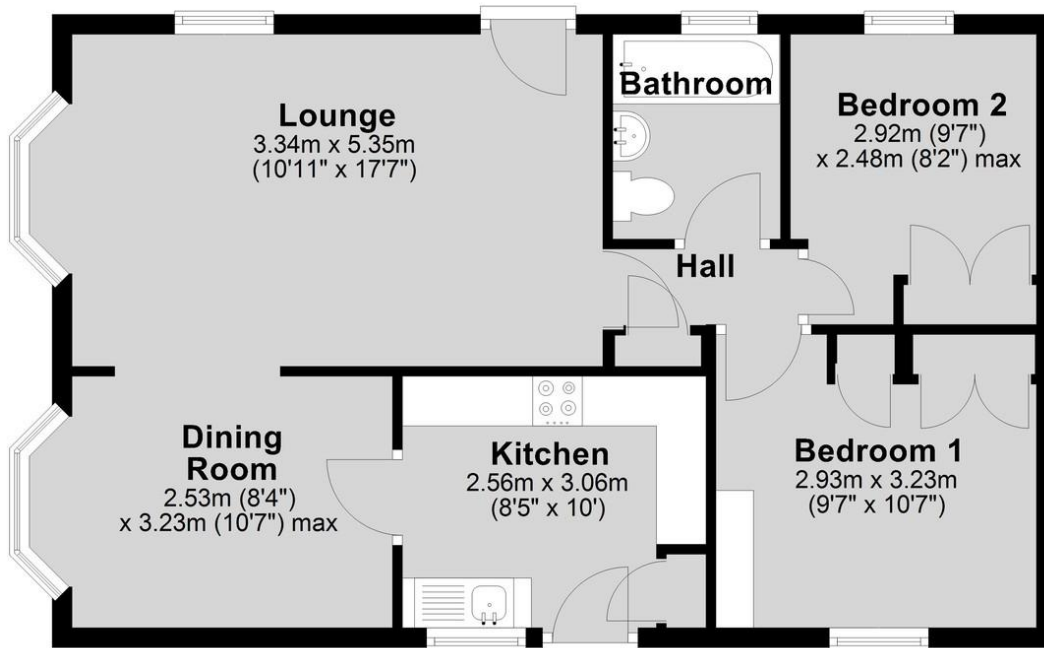
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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## Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

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.

