



19 Churchill Drive

Martin Dales, Woodhall Spa, LN10 6XY

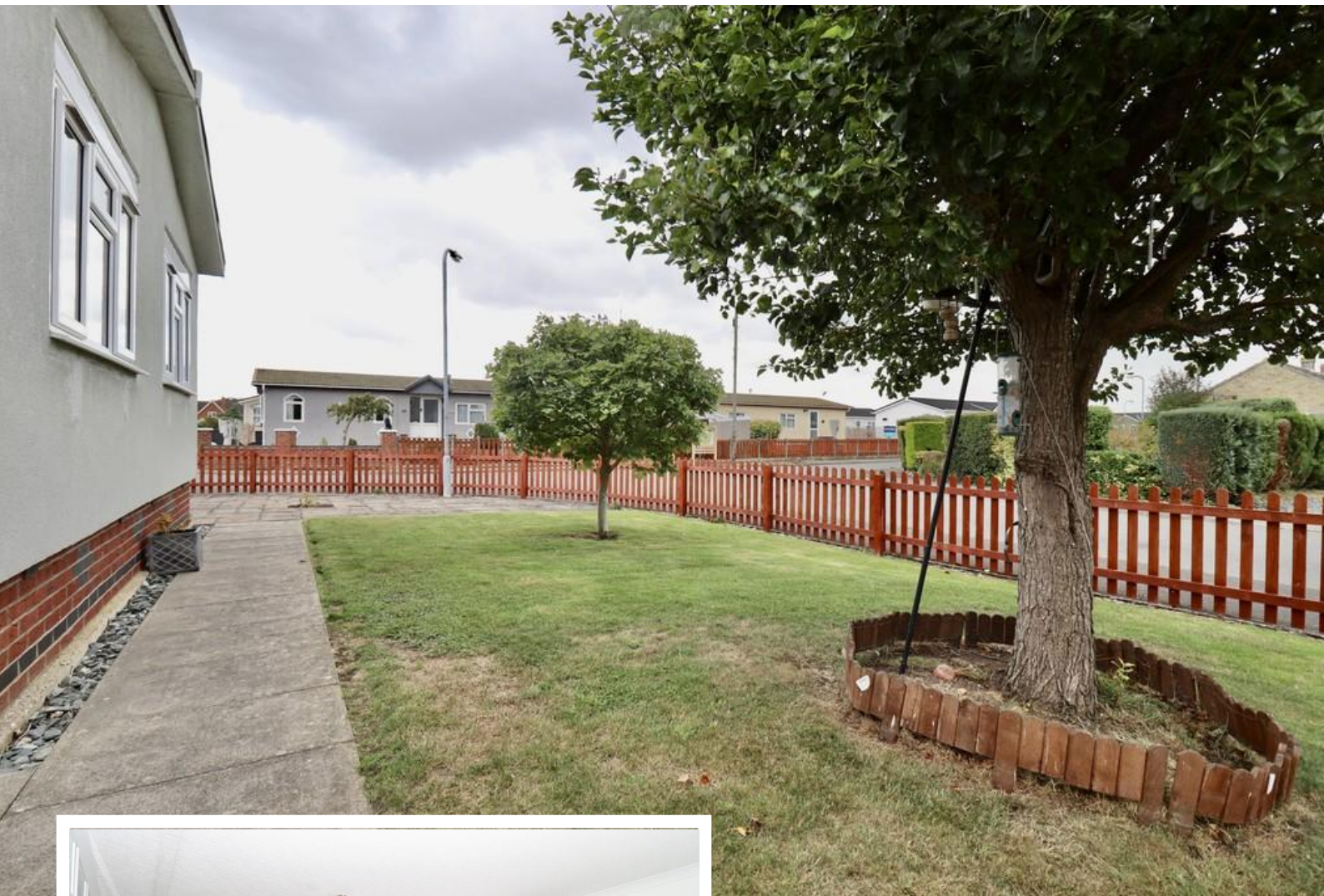


Book a Viewing!

£140,000

A well-presented two bedroom double Park Home positioned on a corner plot within the village of Martin Dales, located on the edge of the sought-after village of Woodhall Spa. Known as one of Lincolnshire's most desirable villages, Woodhall Spa offers a wide range of amenities including independent shops, restaurants, two supermarkets, a primary school, medical services and leisure facilities such as the Kinema in the Woods, the Cottage Museum and two golf courses including the renowned Hotchkin Course. The property occupies a pleasant corner position with wrap around gardens to the front and side. A driveway provides off road parking and access to a single garage. Internally, the accommodation has been updated by the current owners and is arranged to comprise of entrance hallway, fitted kitchen, L-shaped dual aspect lounge/diner, two bedrooms and a shower room. The main bedroom benefits from a walk-in wardrobe and an en-suite shower room. The property is available with no onward chain. Viewing is recommended.





SERVICES

Mains water and electricity. Gas fired central heating. Private drainage system (buyer to verify before purchase).

GROUND RENT

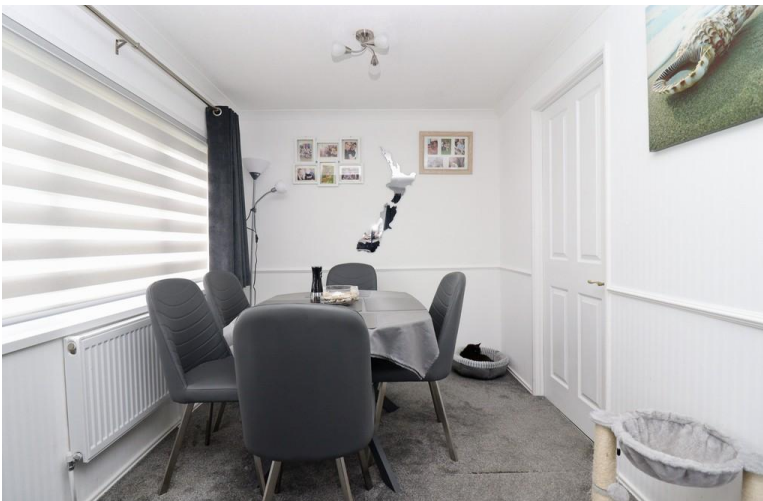
We are advised by the vendor that the current ground rent/service charge is £179.14 per calendar month. (Buyers should verify this information with their legal representative prior to exchange of contracts).

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.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

VIEWINGS - By prior appointment through Mundys.





LOCATION

Woodhall Spa is a well-served village situated on the southern edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The village is renowned for its community feel and leisure opportunities, including the historic Kinema in the Woods, Jubilee Park with heated outdoor pool and the famous golf courses. The nearby Market Town of Horncastle (approximately 6 miles away) provides additional shopping and schooling facilities, including Queen Elizabeth's Grammar School. The historic Cathedral City of Lincoln (approximately 19 miles away) offers a full range of services, including excellent shopping, cultural attractions, a university and transport links, with direct rail services to London Kings Cross from Lincoln Central.

ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed entrance door, radiator and storage cupboard with shelving.

LOUNGE/DINER

19' 4" x 18' 2" (5.89m x 5.54m) L-shaped room with three UPVC double glazed windows and two radiators.

KITCHEN

10' 10" x 7' 11" (3.3m x 2.41m) With UPVC double glazed window and external door, LVT flooring, fitted with a range of wall and base units with work surfaces and tiled splashbacks, 1½ bowl stainless steel sink with mixer tap, integrated double oven, ceramic hob with extractor over, breakfast bar, plumbing and spaces for washing machine and dishwasher, radiator and fitted cupboard housing the gas fired central heating boiler.

BEDROOM 1

10' 0" x 9' 3" (3.05m x 2.82m) With UPVC double glazed window, radiator and access to the walk-in wardrobe with fitted hanging rails, shelving and drawers.

WARDROBE

5' 7" x 4' 1" (1.7m x 1.24m)

EN-SUITE

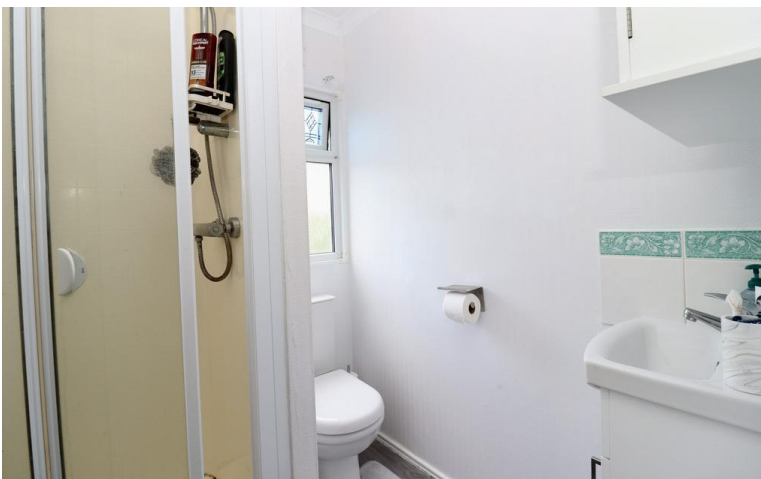
5' 7" x 4' 10" (1.7m x 1.47m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with mixer tap and cupboard beneath, wall mounted vanity unit, walk-in shower enclosure with mains shower, heated towel rail and extractor fan.

BEDROOM 2

10' 1" x 9' 5" (3.07m x 2.87m) With UPVC double glazed window, fitted wardrobes, high level storage cupboards, fitted drawers and radiator.

EN-SUITE SHOWER ROOM

6' 4" x 5' 7" (1.93m x 1.7m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin with mixer tap and cupboard beneath, shower cubicle with mains shower and panelled surround, heated towel rail and extractor fan.





OUTSIDE

Outside there are wraparound gardens to the front and side and a driveway providing off road parking with access to the single garage.

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

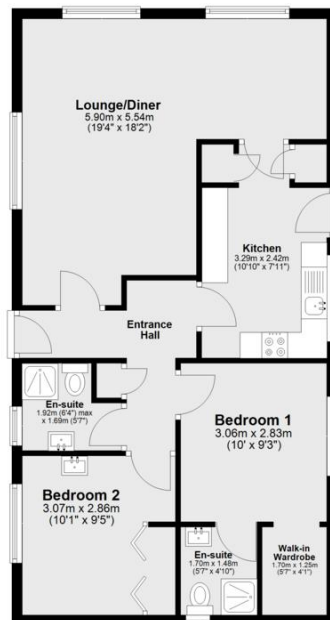
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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