



12 Marina View, Dogdyke, Lincoln, LN4 4UT

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Freehold

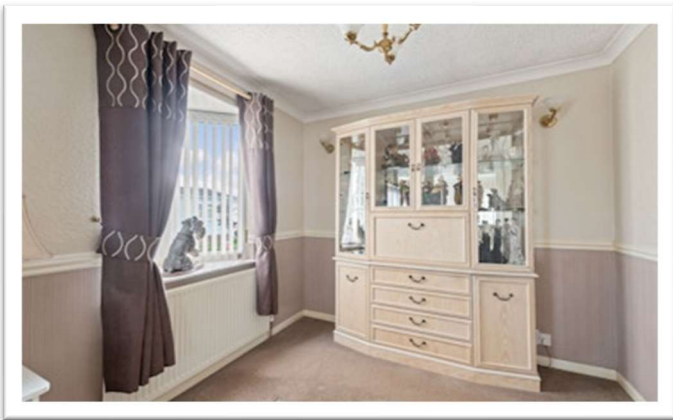
£125,000



## Key Features

- Detached park home
- Two bedrooms
- Lounge & dining room
- En-suite & bathroom
- Driveway & garage
- Enclosed garden
- View over River Witham to the rear
- EPC rating TBC





A 40' x 20' detached park home in a popular residential park for the over 45's only and with a view over the River Witham to the rear. Having accommodation comprising: entrance hall, lounge, dining room, kitchen, master bedroom with en-suite, further bedroom and bathroom. Outside the property has a driveway, garage and enclosed garden. The property benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

Steps up to a part glazed side entrance door through to the:

#### ENTRANCE HALL

Having radiator and built-in cupboard.

#### LOUNGE

4.92m x 3.39m (16'1" x 11'1")

Having bow windows to front & side elevations, coved ceiling, two radiators, dado rail, wall light points and fireplace with inset living flame style electric fire. Opening to the:

#### DINING ROOM

2.61m x 2.5m (8'7" x 8'2")

Having window to front elevation, coved ceiling, radiator, dado rail and wall light points.

#### KITCHEN

4.65m x 2.89m (15'4" x 9'6")

Having window & part glazed door to side elevation, coved ceiling, radiator, tile effect vinyl flooring, built-in cupboard and further built-in cupboard housing oil fired boiler providing for both domestic hot water & heating.

Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard over.

Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & extractor over. Further work surface forming breakfast bar with cupboards over and tall units to either side incorporating integrated fridge/freezer.









### MASTER BEDROOM

3.05m x 2.9m (10'0" x 9'6")

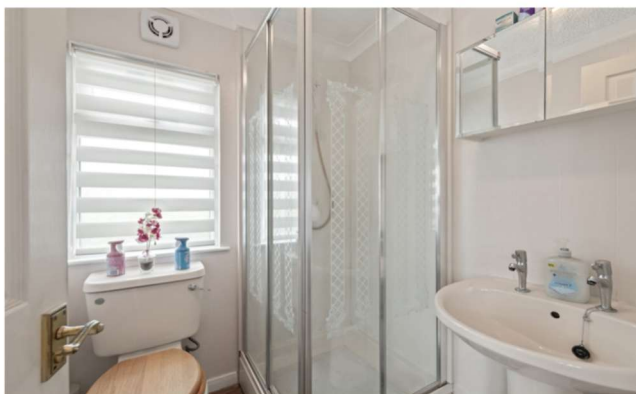
Having window to side elevation, coved ceiling, radiator and walk-in wardrobe.



### EN-SUITE

1.61m x 1.58m (5'4" x 5'2")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring, tiled walls and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



### BEDROOM TWO

3.42m x 2.93m (11'2" x 9'7")

Having bow window to side elevation, coved ceiling, radiator and built-in wardrobes & drawers.



### BATHROOM

2.12m x 2m (7'0" x 6'7")

Having window to side elevation, coved ceiling, radiator, wood effect flooring, extractor and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and hand basin inset to vanity unit with cupboard under.





### EXTERIOR

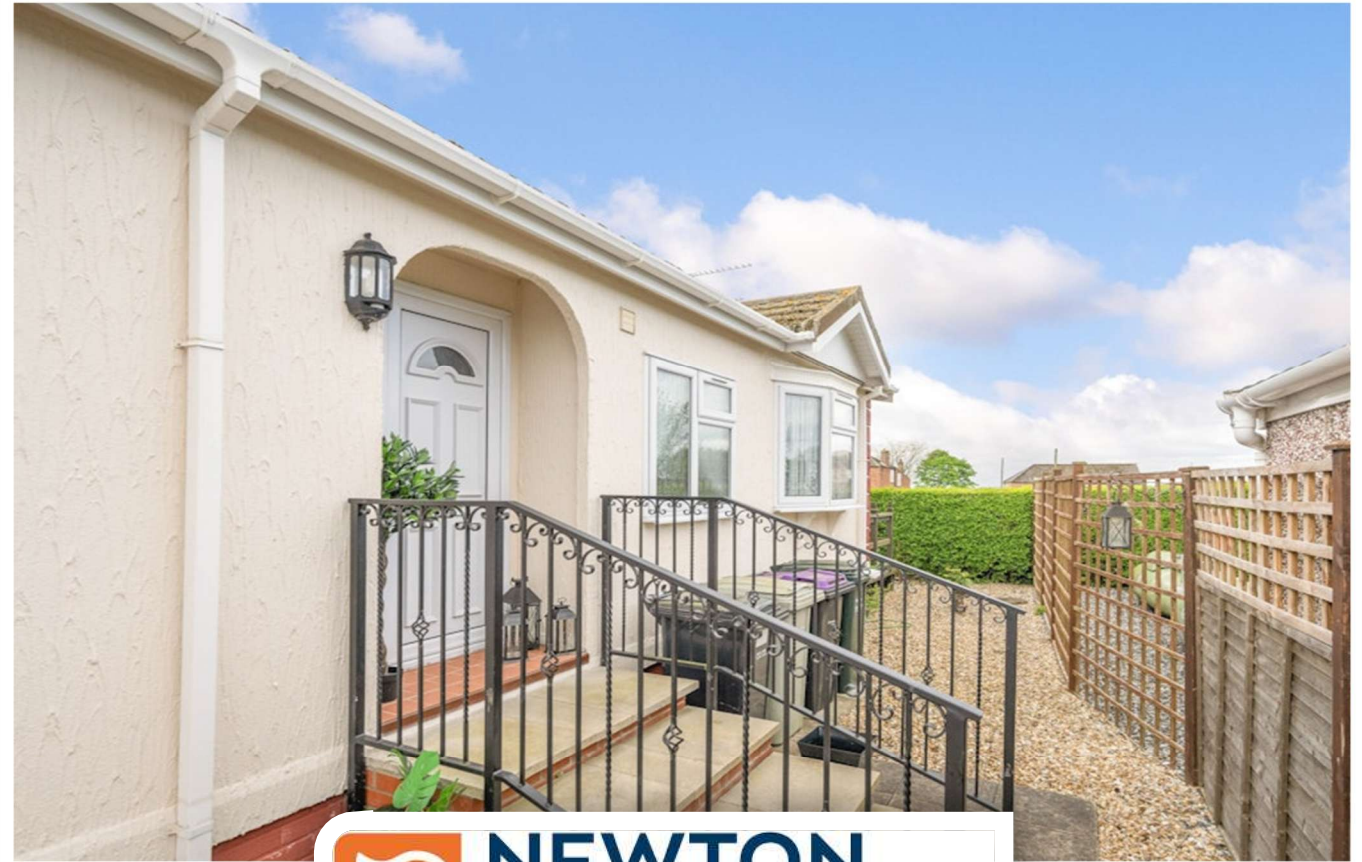
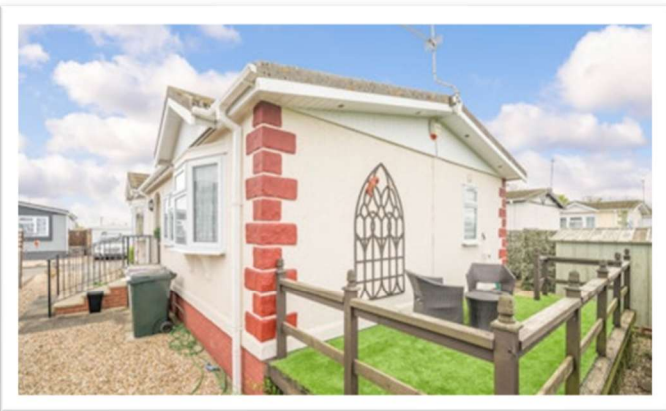
To the front of the property there is a gravelled garden. A block paved driveway provides off-road parking leading to the:

### GARAGE

Having roller door, side service door, light & power.

### GARDENS

Being low maintenance and having gravelled areas, paved area, garden shed and a raised decked area with artificial grass giving a view of the river to the rear.



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### SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A. We are advised that the site fee is £189 per month. We are advised that the property was purchased from new 21 years ago and that the outside of the property was repainted in 2024.

### LOCATION

Surrounded by attractive Lincolnshire countryside yet still within easy reach of day to day amenities, Marina View is set in a fabulous location and offer a friendly community right on your doorstep. The nearby village of Coningsby has a host of amenities for day-to-day needs from a bank to a hardware store. The cathedral city of Lincoln, towns of Boston and Sleaford, and the coast are all within 45 minutes' drive of the park. There is a bus stop a few hundred yards from the park entrance and regular bus services run from Coningsby, providing easy access to explore the surrounding areas.

### MARINA VIEW

Marina View Park benefits from an established community of individuals all aged over 45. Nestled amongst some of the most idyllic Lincolnshire countryside, soak up some stunning views and explore the local wildlife. Just a short 15-minute drive from the park is the beautiful Edwardian town of Woodhall Spa. Set amidst the magnificent Pinewoods, this previously fashionable spa destination is now regarded as one of Lincolnshire's most beautiful towns. The local area is spoilt with activities which will keep you fit and active. Woodhall National Golf Centre is ranked in the top 100 courses in the world, this is certainly worth an explore.



Cats  
Allowed



Dogs  
Allowed



Rural  
Location



Minimum  
Age

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

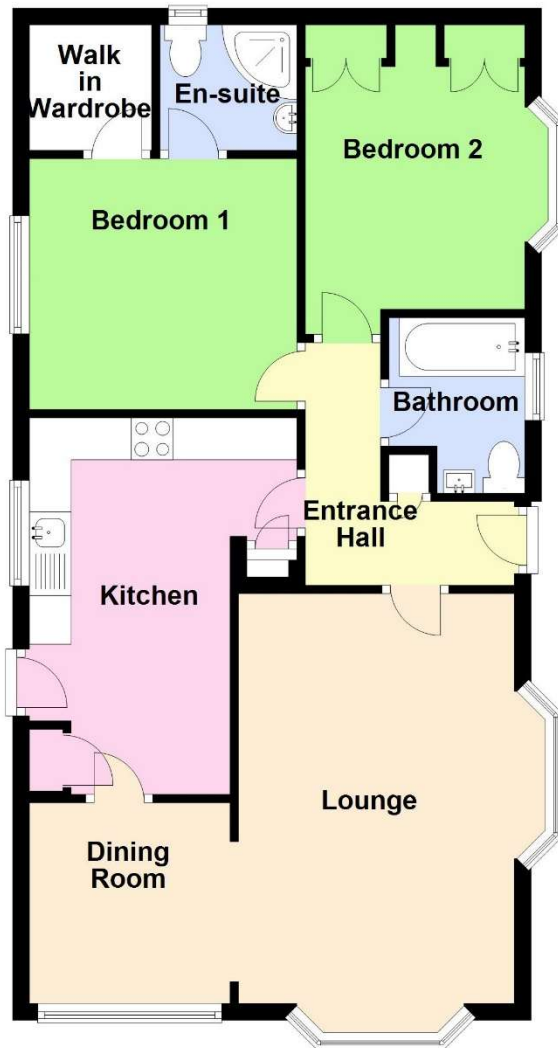
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





## Floorplan



Total area: approx. 69.2 sq. metres (744.4 sq. feet)



*View over the River Witham to the rear*

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