



- Desirable Park Home Site
- Over 50's Development
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- Mains Gas & Electric
- 2 Bedrooms
- En-Suite & Walk-In Wardrobe
- L-Shaped Lounge Diner
- Garage & Driveway

Parklands, Mere Road, Waddington, LN5 9PA,
Offers In Region Of £164,000 - Leasehold





OVER 50'S SITE! Situated in this sought after park home development in Waddington. Starkey&Brown is delighted to offer for sale this spacious 2 bedroom detached park home situated on a generous sized plot and benefits from having mains gas, electric and water. Accommodation comprises of entrance hallway, L-shaped lounge diner, fitted kitchen with breakfast bar, 2 bedrooms with en-suite and a walk-in wardrobe to the main bedroom and a separate bathroom. The property also benefits from having extensive uPVC double glazing with gas fired central heating system, gardens to front, side, rear, driveway and a single garage. To truly appreciate this property an internal inspection is highly recommended. We are also advised by the vendor this property can be offered chain free. Call today to view. Council tax band: A. Tenure: Leasehold.



uPVC front door into:

Hallway

Having storage cupboard.

Lounge Diner

19' 5" max x 17' 1" max (5.91m x 5.20m)

Having uPVC windows to front and side aspects, 2 double radiators and a feature fireplace.

Kitchen

15' 0" x 7' 2" min (4.57m x 2.18m)

Having a range of fitted wall and base units with rolled edge worktop surfaces incorporating cupboards and drawers, built-in breakfast bar, cupboard housing combination central heating boiler, built-in gas hob, electric oven and extractor hood, stainless steel sink with single drainer unit, uPVC window to rear aspect and plumbing for washing machine.

Bedroom 1

9' 5" x 9' 0" (2.87m x 2.74m)

Having uPVC window to rear aspect, single radiator and walk-in wardrobe measuring 5'2" x 4'0".

En-Suite

5' 3" x 5' 2" (1.60m x 1.57m)

Having a mains fed shower inset, wash hand basin, low level flush WC, heated towel rail and uPVC window.

Bedroom 2

10' 2" x 9' 5" (3.10m x 2.87m)

Having single radiator and uPVC window.

Bathroom

7' 0" max x 6' 4" max (2.13m x 1.93m)

Having 3 piece suite comprising of panelled bath, wash hand basin, low level flush WC, uPVC window and radiator.

Outside Front

To the front of the property there is a block paved driveway leading to garage. There is also a front and side garden to the other side of the property which is mainly laid to lawn with a variety of flowers, plants and shrubs.

Garage

15' 6" x 9' 0" (4.72m x 2.74m)

Having up and over door and personnel side door leading to rear garden.

Outside Rear

Has been designed with ease of maintenance in mind and is mainly laid to block paving.

Agents Note

We are advised by the vendor that the current site fees and ground rent are £157.23 per calendar month. We are also awaiting to confirm the tenure of lease. Any interested parties should satisfy themselves as to this before proceeding.

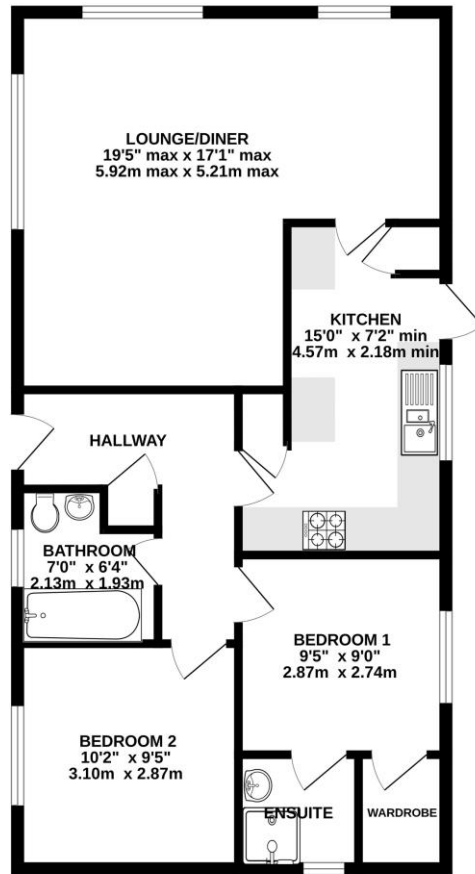
Agents Note 1

We have been advised by the seller. There is a 9999 year lease from 2010.





GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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