



Marina View, Dogdyke Lincoln LN4 4UT

welcome to

Marina View, Dogdyke Lincoln

Plane spotters paradise! A well-presented park home on the popular Marina View site with a detached garage and driveway to the front and private garden to the rear overlooking the RAF base, providing front row seats! This park home benefits from an ensuite to master and dressing room. NO CHAIN.



Entrance Hall

9' 5" x 6' 6" (2.87m x 1.98m)

Formerly the utility room. There are two built-in storage cupboards and vinyl flooring.

Lounge

24' 1" max x 11' 3" max (7.34m max x 3.43m max)

There is a TV point, two radiators, patio doors and three windows to the side and rear with open field views.

Kitchen

12' 8" x 8' 1" (3.86m x 2.46m)

Fitted with a range of wall and base units with work surfacing over, sink, oven, electric hob, space for fridge freezer, radiator, vinyl flooring and window to the side.

Bedroom One

9' 6" x 9' 2" (2.90m x 2.79m)

There is a radiator and window to the side.

Dressing Room

7' 10" x 4' 4" (2.39m x 1.32m)

Ensuite

7' 10" max x 4' 11" (2.39m max x 1.50m)

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, vinyl flooring and window to the rear.

Bedroom Two

9' 6" max x 9' 2" (2.90m max x 2.79m)

Having a radiator and window to the front.

Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator, vinyl flooring and window to the front.

Outside

There is a driveway providing parking, artificial lawn, decking, seating area with open field views.

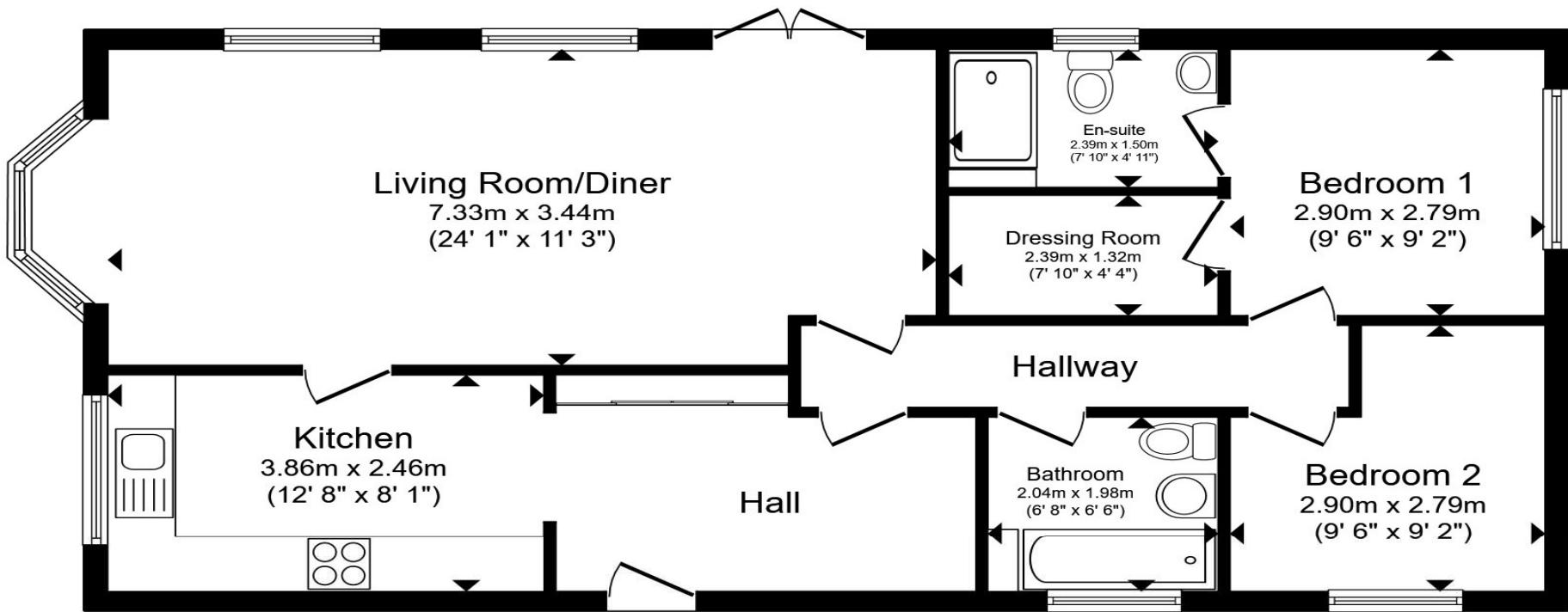
Garage

With electric.



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Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Marina View, Dogdyke Lincoln

- Absolute must view for plane enthusiasts
- Spacious lounge with patio doors
- Open field views to rear overlooking RAF base
- Two bedrooms with ensuite and dresser to master
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2220.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SNH112959 - 0003

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