



**Cathedral View, Newark Road, Lincoln**

**Offers In The Region Of £115,000**

  
**MARTIN&CO**



Cathedral View, Newark Road,  
Lincoln

Park home

2 Bedrooms, 2 Bathrooms

Offers In The Region Of  
£115,000

- The Stratford Delta 40x20
- 2019 Furnished Park Home
- Open Plan Living
- Fitted Kitchen with Appliances
- Master Bedroom with Ensuite
- Dressing Areas to Both Bedrooms
- Air Conditioning in Living Room
- Off Road Parking
- Located off Lincoln's A46 Bypass
- Well Established Over 50's Site





40x20 Furnished The Stratford Delta 2019 Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a fitted kitchen, open plan living with air conditioning. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.

#### OPEN PLAN LOUNGE

19'0" x 11'7" approximate measurements  
PVC patio doors giving access to the decked area, carpet flooring, spot lit ceiling, electric feature fire, PVC window and a Mitsubishi air conditioning unit.

#### KITCHEN/DINER

17'6" x 7'5" approximate measurements  
Fully fitted with a range of appliances to include a Belling Range with extractor over, integrated Candy microwave and Beko dishwasher plus a Hotpoint fridge freezer and Dimplex wine chiller. Base and eye level units, work surface with matching upstand plus one and a half bowl stainless steel sink and drainer. Vinyl flooring, radiator, two PVC windows and a large vertical PVC window, spot lit ceiling plus feature under cupboard and plinth lighting.

#### UTILITY ROOM

7'7" x 5'3" max measurements  
PVC side window and entrance door, base and eye



level units with work surface and integrated Beko washer dryer. Vinyl flooring, radiator, spot lit ceiling and extractor plus cupboard housing the Morco gas boiler.

#### HALL

Carpet flooring, radiator, spot lit ceiling and storage cupboard.

#### BATHROOM

8'8" x 6'7"

Low level WC, sink with vanity unit and a shower bath with head and hose attachment. Vinyl flooring, spot lit ceiling, heated towel rail and PVC window.

#### DRESSING ROOM

6'7" x 4'5"

Draws, rails and storage with carpet flooring, spot lighting and a tubular heater.  
Can be accessed via bedroom 2 and the bathroom.

#### BEDROOM 2

9'7" x 9'0"

PVC window, carpet flooring, radiator, ceiling and wall lighting.

#### MASTER BEDROOM

10'9" x 9'6"

PVC window, carpet flooring, radiator, ceiling and wall lighting.



#### DRESSING ROOM

5'5" x 4'5"

Draws, rails and storage with carpet flooring, spot lighting, mains consumer unit housed and a tubular heater.

#### ENSUITE

5'5" x 4'11"

Low level WC, sink and vanity unit plus a mains fed shower pod. Heated towel rail, vinyl flooring, PVC window plus spot lighting and an extractor.

#### OUTSIDE

Surrounding the front and side of the home is an enclosed deck area with lighting providing an outside seating area. Separate enclosed gravelled area with steps up to the decking making for an ideal pet run. Off road parking, water supply and a storage shed with light and power.

#### GROUND RENT

£220 per calendar month.

This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

#### AGENT NOTE

Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply,

payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets are allowed on the development, subject to the site owners discretion.

Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

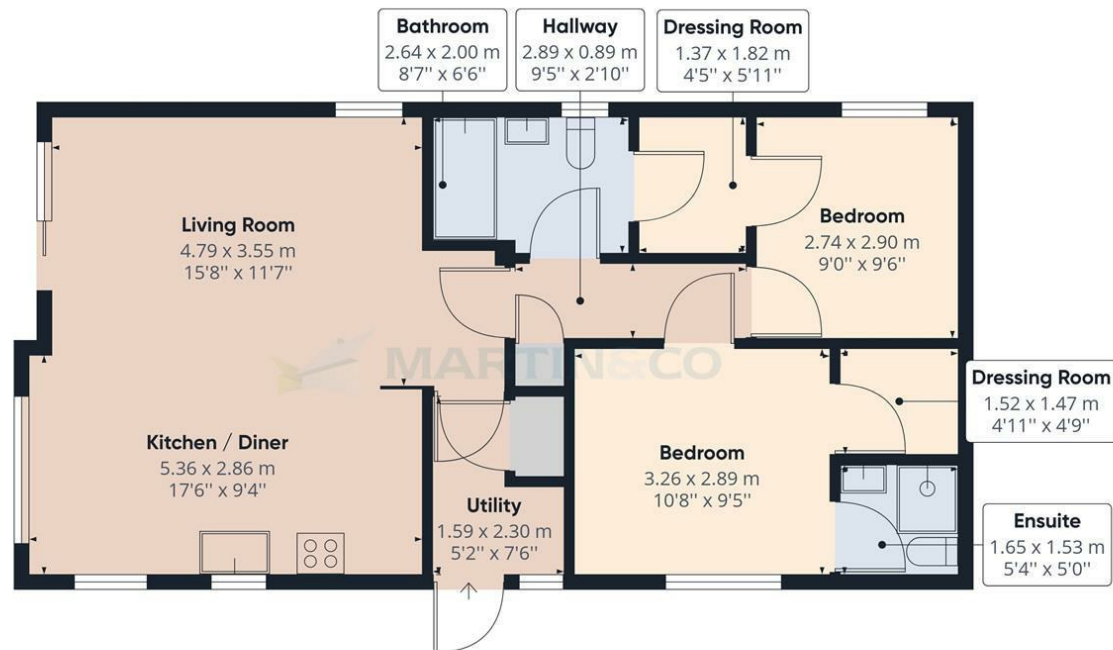
Park homes do not require an Energy Performance Certificate (EPC).

#### FIXTURES & FITTINGS

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







**Approximate total area<sup>(1)</sup>**  
69.61 m<sup>2</sup>  
749.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Background User

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.