



**Cathedral View, Newark Road,  
Lincoln**



Cathedral View, Newark Road,  
Lincoln

Park home

2 Bedrooms, 1 Bathroom

Asking Price £65,000

- 40x13 Langford Delta
- Spacious End Plot
- Open Plan Living
- Off Road Parking
- No Onward Chain
- Residents Only Fishing Available
- Located off Lincoln's A46 Bypass
- Well Established Over 50's Site
- EPC Exempt / Council Tax Band - A
- Tenure - Freehold / Ground Rent - £230PCM





40x13 Langford Delta Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a modern fitted kitchen and a pleasant end plot. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.

#### Living Room

PVC French doors and windows to the front, carpet flooring, PVC side window, two radiators, electric feature fire and spot lit ceiling.

#### Kitchen Diner

Base and eye level units with roll edge work surfaces, matching upstand and an inset stainless

steel sink and drainer. Fitted Thetford cooker with extractor over plus an integrated fridge freezer. Two PVC windows, PVC entrance door and side panel, spot lit ceiling and vinyl flooring. Storage cupboard houses the gas fired Morco central heating boiler.

#### Hallway

Vinyl flooring, radiator and spot lit ceiling.

#### Bedroom

PVC window, carpet flooring, radiator, spot lit ceiling and fitted bedroom storage.

#### Bedroom

PVC window, carpet flooring, radiator, spot lit ceiling and fitted bedroom furniture housing the mains consumer unit.



### Bathroom

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

### Outside

Off road parking for two vehicles and a lawned garden area with external lighting and water supply. Spacious gravelled seating area with a further concrete patio area currently occupied by a Lay-Z-Spa, plastic shed offering a power supply plus space and plumbing for a washing machine. Side steps up to the accommodation.

### 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.

### Ground Rent

£230 per calendar month, payable on the 1st of each month and is reviewed annually.

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.

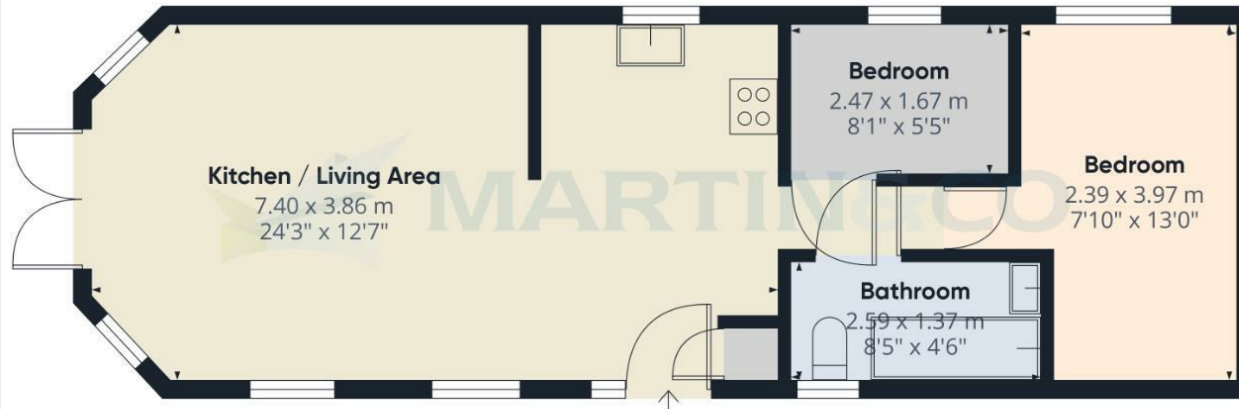
Pets are allowed on the development, subject to the site owners discretion.

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).







**Approximate total area<sup>(1)</sup>**  
45.46 m<sup>2</sup>  
489.33 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.

Calculations are based on RICS IPMS 3C standard.

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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.