



Cathedral View, Newark Road, Lincoln

Asking Price £145,000


MARTIN&CO

Cathedral View, Newark Road,
Lincoln

Park home

2 Bedrooms, 2 Bathrooms

Asking Price £145,000

- 38x16 Lincoln Lodge 2017
- Private End Plot
- Spacious Decking with Waterfront Pitch
- Insulated Bar Room
- Air Conditioning in Living Room
- Fitted Kitchen
- Ensuite to Master Bedroom
- Well Established Over 50's Site
- Tenure - Freehold / Ground Rent - £230PCM
- Council Tax - N/A - EPC Rating - N/A



38x16 Lincoln Lodge Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a private end plot on the park with a waterfront pitch. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.

Kitchen

Base and eye level units with roll edge work surfaces, tiled splash back and an inset stainless steel sink and separate drainer. Fitted double oven, five ring gas hob with extractor over plus an integrated fridge freezer, slimline dishwasher and a washer dryer. Two PVC windows, PVC entrance door, vertical radiator, ceiling lighting and vinyl

flooring. Hidden storage cupboard houses the gas fired Morco central heating boiler.

Lounge Diner

PVC patio doors and several windows to the decked seating area, carpet flooring, two radiators and ceiling lighting. Wall mounted Mitsubishi premium air conditioning system providing heat and cooling when required.

Hallway

Carpet flooring and a spot lit ceiling.

Bedroom

PVC windows, carpet flooring, two radiators, ceiling light and fitted bedroom storage.



Shower Room

Low level WC, wash basin with vanity unit and a mains thermostatic double shower pod. PVC window, vinyl flooring, radiator, fitted shelving unit, light and extractor.

Bedroom

PVC window, carpet flooring, radiator, ceiling light plus a fitted dressing table. Walk through wardrobe with fitted storage, shelving and hanging rails. Mains consumer unit also housed.

Ensuite

Low level WC, wash basin with vanity unit and a mains thermostatic corner shower pod. PVC window, vinyl flooring, radiator, light and extractor.

Outside

Enjoying a spacious end plot on the park, benefitting from off road parking for multiple vehicles and a private landscaped garden with laid lawn and box planters, raised decked seating area with farm land views and access via the PVC French doors to the insulated purpose built bar room (3.2m x 2.8m) which

is separately fused for light and power. L shaped wide decking providing further seating areas to overlook the fishing lake plus external lighting, water and power supply. The property further benefits from two sheds, both with power and lighting to be included within the sale.

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.

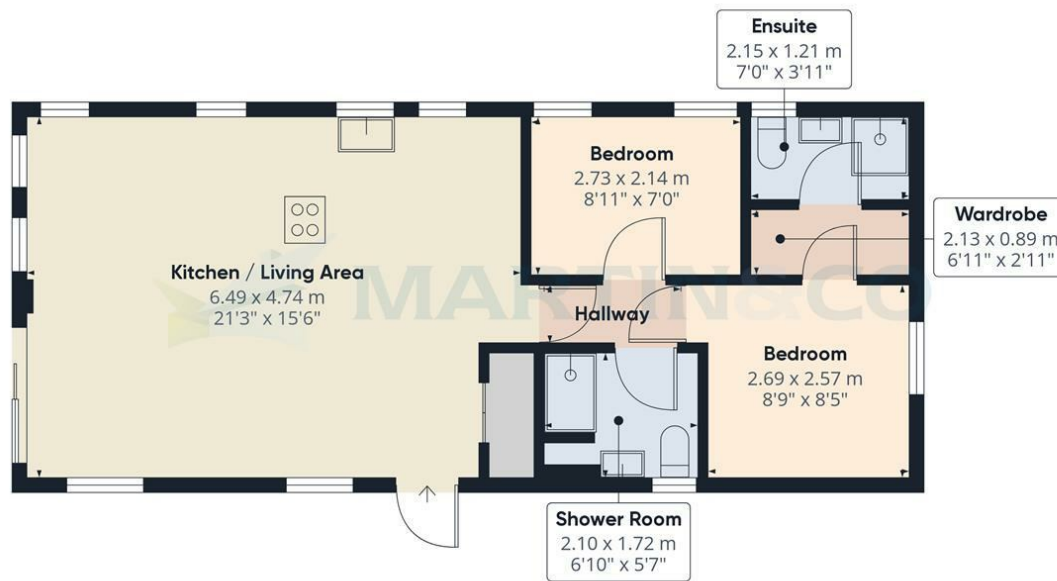
Pets are allowed on the development, subject to the site owners discretion.

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

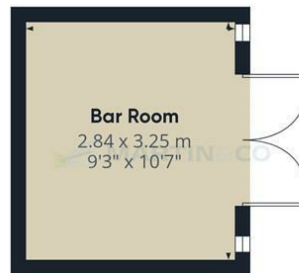
Park homes do not require an Energy Performance Certificate (EPC).







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
62.42 m²
671.88 ft²

(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.