

**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

- 40x20 Delta Superior Lodge 2018
- Open Plan Living
- Spacious Decking with Waterfront Pitch
- Air Conditioning in Living Room
- Wood Burning Stove
- Fitted Kitchen
- Ensuite to Primary Bedroom
- Well Established Over 50's Site
- Tenure - Freehold / Ground Rent - £230PCM
- Council Tax - N/A - EPC Rating - N/A





40x20 Delta Superior Lodge 2018 situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a wood burning stove, air conditioning and a waterfront pitch. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.

#### Living Room

PVC patio doors and several windows to the extra wide decked seating area, carpet flooring, two radiators and ceiling lighting. Feature wood burning stove, fitted feature electric fire and a wall mounted Mitsubishi premium air conditioning system providing heat and cooling when required.

#### Kitchen Diner

Base and eye level units with laminated work surfaces, matching upstand and an inset stainless steel circular sink and separate drainer. Fitted Neff oven and induction hob with extractor over plus a Beko freestanding American style fridge freezer with storage above, integrated microwave, slimline dishwasher and a washing machine. Two PVC windows, PVC side entrance door, radiator, ceiling lighting, feature wall unit and plinth lighting plus wood effect vinyl flooring. Storage cupboard houses the gas fired Morco central heating boiler.

#### Hallway

Wood effect vinyl flooring and a spot lit ceiling.



#### Bedroom

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

#### Bathroom

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

#### Bedroom

PVC window, carpet flooring, radiator, ceiling light plus fitted bedroom furniture. 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, heated towel rail, spot lit ceiling and extractor.

#### Outside

Enjoying a spacious plot at the far end of the park, benefitting from off road parking for multiple vehicles and a garden being mostly laid to lawn. L shaped extra wide decking providing seating areas to overlook the fishing pond plus external lighting and fishing peg. The property further benefits from a log store, two sheds, one with power, lighting and water supply 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.

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.

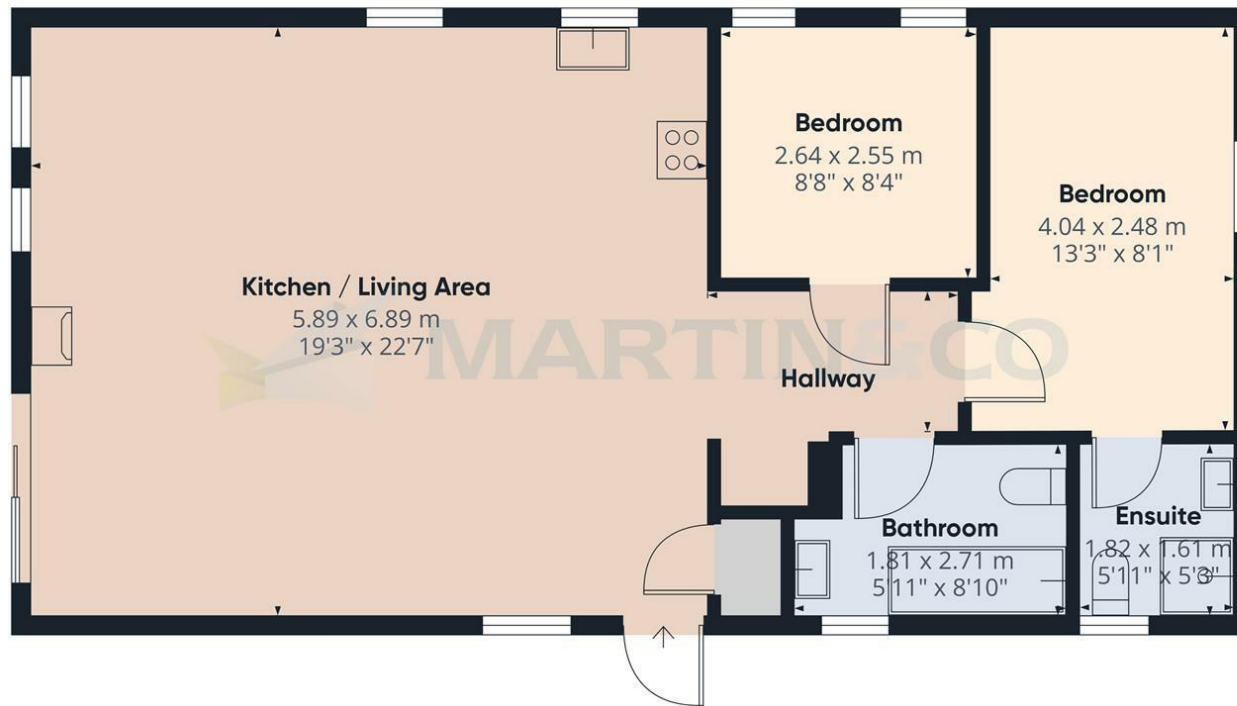
Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

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









**Approximate total area<sup>(1)</sup>**  
70 m<sup>2</sup>  
752 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.

GIRAFFE360

**Martin & Co Lincoln Sales**

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**

**<http://www.martinco.com>**

**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.