



102 Stonecliff Park

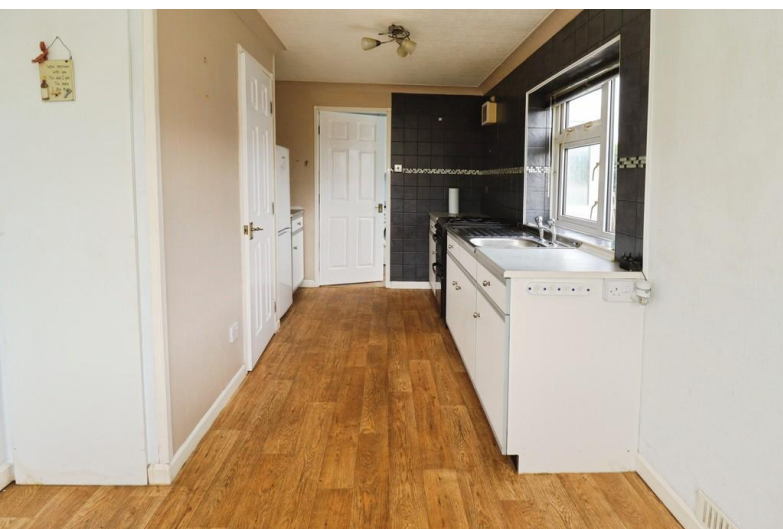
Prebend Lane, Welton, LN2 3JT



Book a Viewing!

£90,000

A spacious and well maintained two bedroom park home, pleasantly positioned within the highly regarded Stonecliff Park Development, an exclusive community for the over 55s in the sought after village of Welton. Offered for sale with no onward chain, the property provides comfortable and well planned accommodation comprising an entrance hall, generous lounge, fitted kitchen/diner, utility room, two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate bathroom. Outside, the property enjoys attractive and low maintenance gardens. Situated in a peaceful position within the development, this delightful home is perfect for those looking to downsize without compromising on space. Viewing is highly recommended to appreciate all that is on offer.





LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

<http://www.stonecliffpark.co.uk/>

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

Annual Ground Rent Amount - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

HALL

With two storage cupboards and radiator.



LOUNGE

17' 2" x 10' 9" (5.24m x 3.30m) With double glazed bay window to the front aspect, double glazed window to the side aspect, electric fire set within a decorative fire surround and two radiators.

KITCHEN/DINER

15' 6" x 8' 5" (4.74m x 2.59m) Fitted with a range base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps over, spaces for cooker and fridge freezer, cupboard housing with gas fired wall mounted central heating boiler, tiled splashbacks, radiator, double glazed bay window to the front aspect and double glazed window to the side aspect.

UTILITY ROOM

Fitted with wall units, stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, cloaks cupboard, radiator and door to the garden.



BEDROOM 1

11' 5" x 9' 5" (3.48m x 2.89m) With two double fitted wardrobes, double glazed window to the side aspect and two radiators.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

BEDROOM 2

10' 6" x 9' 5" (3.21m x 2.89m) With double fitted wardrobe, double glazed window to the side aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, radiator and double glazed window to the side aspect.

OUTSIDE

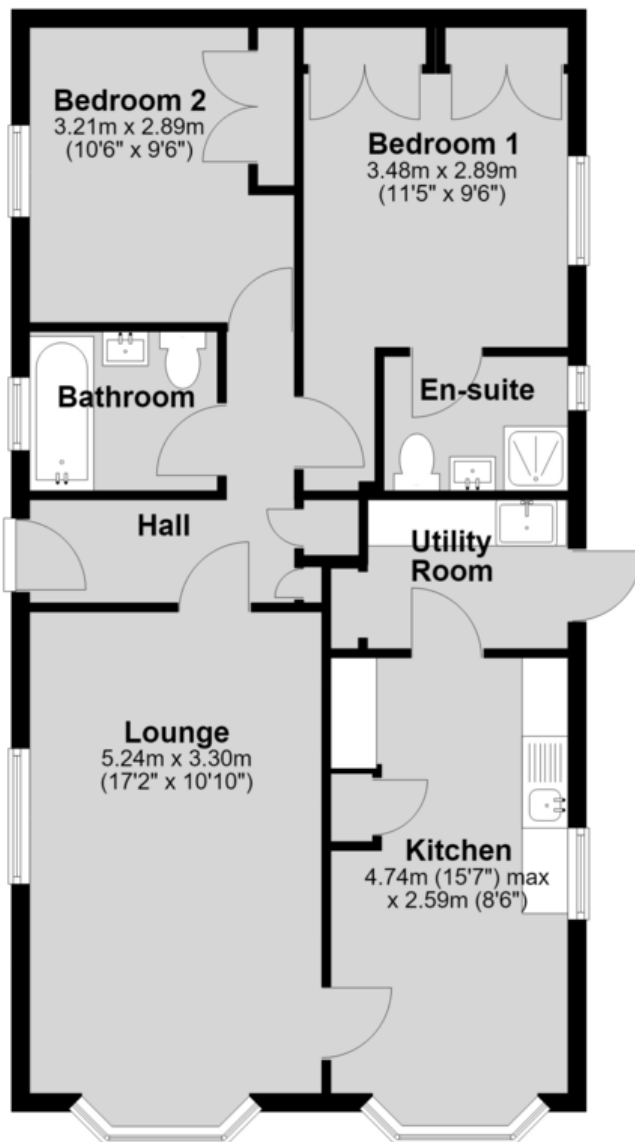
The property has low maintenance paved and gravelled gardens with greenhouse and brick shed.





Ground Floor

Approx. 69.1 sq. metres (744.2 sq. feet)



Total area: approx. 69.1 sq. metres (744.2 sq. feet)

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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<https://www.mundys.net/referral/>

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An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Advisor who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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