



## 7 Witham View, Ferry Road

Fiskerton, Lincoln, LN3 4HU



Book a Viewing!

**£65,000**

A refurbished park home positioned on the edge of this popular residential development of Short Ferry Caravan Park, close to the Cathedral City of Lincoln. The spacious accommodation comprises of Porch, Refitted Kitchen/Diner, Lounge, Conservatory, Double Bedrooms and Shower Room. Outside there are low maintenance front, side and rear gardens. The property backs onto open fields with far reaching countryside views. Viewing is highly recommended. NO CHAIN.







#### **SERVICES**

All mains services available. Gas central heating.

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Short Ferry Caravan Park is an independently owned leisure complex situated in approximately 60 acres of Lincolnshire countryside approximately seven miles from the historic and picturesque City of Lincoln. It is well situated for visits to its Cathedral Quarter and shopping areas. Residential have access to the exclusive fishing on site as well as all park facilities available all year. The park facilities include shop and off-licence, book swap library, lake and river fishing, angling shop, entertainment and the Tyrwhitt Arms Public House.





## NOTES

Ground Rent - approx. £230 per calendar month.

All figures should be checked with the Site Owners/solicitors prior to completion of the sale.

Upon completion the buyer pays 90% of the sale price to the Vendor and the remaining 10% to the Site Owner within 7 days.

## ACCOMMODATION

### PORCH

With glazed entrance door and double glazed windows to the front and side aspects.

### HALL

With radiator and storage cupboard.

### LOUNGE

13' 4" x 11' 6" (4.07m x 3.53m) With two double glazed bay windows to the front and side aspects, air conditioning, storage cupboard housing the gas fired central heating boiler and radiator.

### KITCHEN/DINER

11' 6" x 10' 11" (3.52m x 3.33m) Refitted with a modern range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, five ring gas hob with extractor fan over, spaces for fridge freezer and washing machine and double glazed window to the front aspect.

### CONSERVATORY

7' 6" x 7' 4" (2.30m x 2.26m) With double glazed door to the garden and double glazed windows with far reaching field views.

### BEDROOM

11' 6" x 9' 0" (3.53m x 2.75m) With a range of fitted wardrobes and over bed storage, double glazed window to the rear aspect and radiator.

### SHOWER ROOM

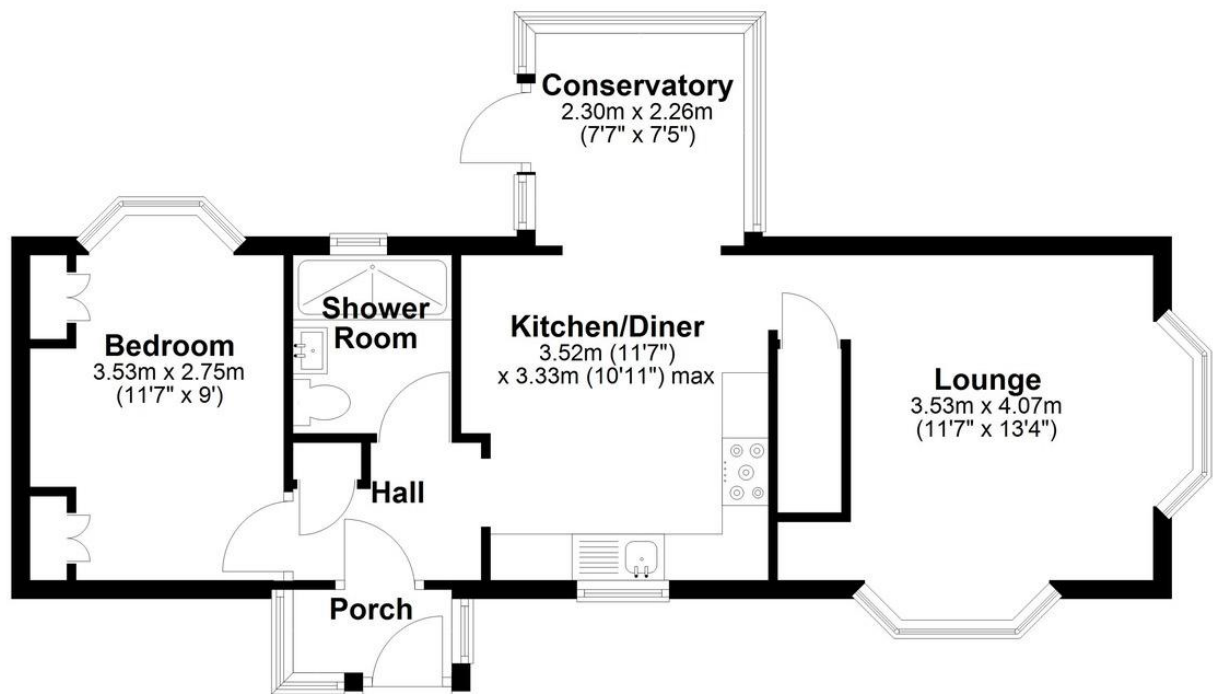
Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator and double glazed window to the rear aspect.

### OUTSIDE

The property has enclosed low maintenance gravelled gardens to the front, side and rear. The property backs onto open fields with fantastic far reaching countryside views.







Total area: approx. 50.3 sq. metres (541.0 sq. feet)

#### 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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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 Adviser 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 give 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

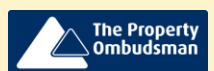
29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.



[www.mundys.net](http://www.mundys.net)