

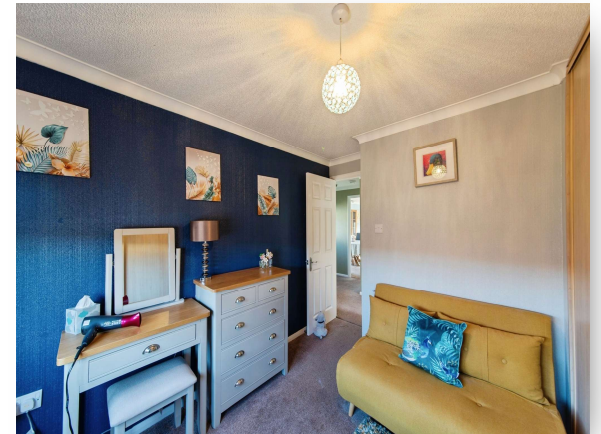
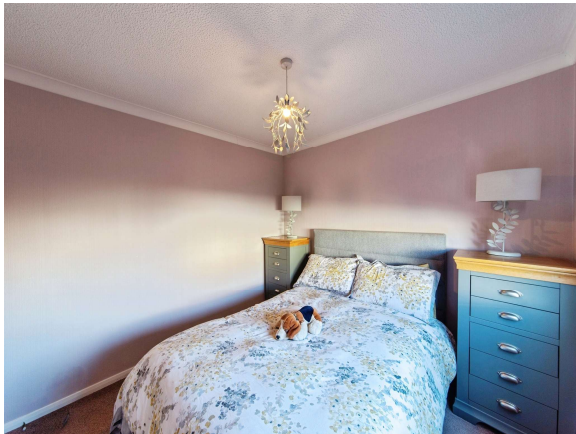


**Riverbank Close Marina View, Dogdyke Lincoln LN4 4UJ**

**welcome to**

**Riverbank Close Marina View, Dogdyke Lincoln**

A well-presented detached park home set in a peaceful position within a sought-after riverside development in Dogdyke, benefiting from a tidy rear garden with views over the lake. There is also a private driveway with parking for two cars and detached garage. NO CHAIN



### **Entrance Hall**

Having a radiator and cupboard.

### **Lounge Diner**

20' 10" max x 19' 4" max ( 6.35m max x 5.89m max )

Featuring a fireplace with electric fire, radiator, TV point, two windows to the rear and two windows to the side.

### **Kitchen**

11' 3" x 9' 4" ( 3.43m x 2.84m )

Fitted with a range of wall and base units with work surfacing over, sink, cooker, space for fridge freezer, plumbing for washing machine and dishwasher, radiator, vinyl flooring, window to the rear and door to the garden.

### **Bedroom One**

10' 9" max x 9' 4" ( 3.28m max x 2.84m )

There are built-in wardrobes, radiator and window to the side.

### **Bedroom Two**

10' 9" max x 7' 9" ( 3.28m max x 2.36m )

Having a built-in wardrobe, radiator and window to the side.

### **Bathroom**

6' 4" x 5' 6" ( 1.93m x 1.68m )

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

### **Outside**

There is a driveway providing parking for two vehicles, lawned garden with low fence, field views and patio seating area to the side.

### **Garage**

15' 2" x 9' 4" ( 4.62m x 2.84m )

Having up and over door and electric



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welcome to

## Riverbank Close Marina View, Dogdyke Lincoln

- Beautifully presented park home on a popular development
- Private garden with views overlooking the lake
- Two good sized bedrooms
- Driveway for two cars and detached garage
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2220.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £107,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112931 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)