



8 Stonediff Park, Prebend Lane

Welton, Lincoln, LN2 3JS



Book a Viewing!

Offers in the Region of £90,000

This is a completely refurbished and well-presented two bedroom double park home, positioned in this popular residential over 50's development of Stonecliff Park in Welton. The property has internal accommodation to comprise of a lounge, fitted kitchen, wet room and two bedrooms. Outside there is a fitted ramp to the front and a raised decked area and porch to the side. The property is being sold with the added benefit of No Onward Chain.



SERVICES

All mains services available. Propane gas.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in the popular village of Welton. The village itself offers a wide range of local amenities including schools, shops and public houses. Stonecliff Park is a well laid out park which caters for the over 50's age group and has a range of different sized homes situated in just over 13 acres. There is a social club near the entrance operated independently by the residents. They have a library on site. <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 buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.



ACCOMMODATION

PORCH

4' 9" x 4' 5" (1.45m x 1.37m) With UPVC door and window and work surface with space for washing machine.

KITCHEN

10' 0" x 9' 10" (3.05m x 3.01m) With UPVC window to the side, door to the side entrance porch, vinyl flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral over and four ring electric hob, wall mounted cupboards with complementary splashbacks and space for a fridge freezer.

HALL

LOUNGE/DINER

13' 3" x 11' 8" (4.06m x 3.58m) With two UPVC windows to the front, UPVC door to the side, radiators and newly fitted carpets.

WET ROOM

6' 3" x 5' 2" (1.93m x 1.60m) With UPVC window to the side and suite to comprise of wet room shower, WC and wash hand basin, radiator, mermaid boarding to the walls and airing cupboard housing the gas central heating boiler.

BEDROOM 1

12' 0" x 9' 6" (3.66m x 2.92m) With UPVC window to the rear and side and radiator.

BEDROOM 2

9' 8" x 9' 4" (2.95m x 2.87m) With UPVC window to the side and radiator.

OUTSIDE

There is a ramp to the front giving disabled access with a gravelled garden. To the rear there are gravelled beds and sheds.





WEBSITE

Our detailed website show 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

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 and Co, 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.

CWH, 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 who 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.

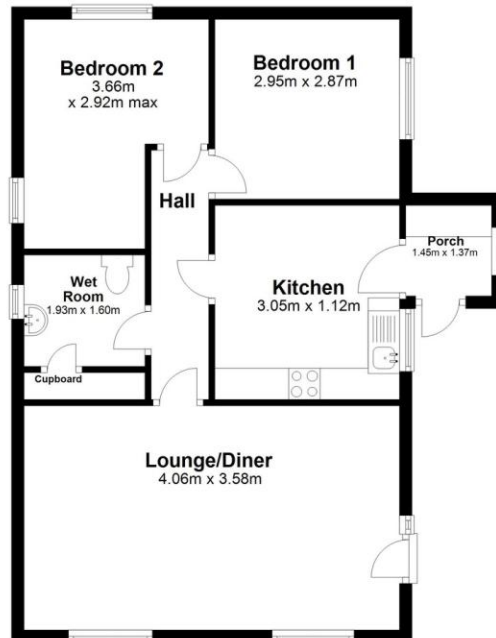
GENERAL

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 are 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.

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Ground Floor



Total area: approx. 50.3 sq. metres

For Illustration Purposes Only
Plan produced using PlanUp.

8 Stonecliffe Park

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

