



Riverbank Close Marina View, Dogdyke Lincoln LN4 4UJ

welcome to

Riverbank Close Marina View, Dogdyke Lincoln

Tucked away in a quiet cul-de-sac on the sought after Marina View, this well-presented detached park home offers spacious living with lounge, dining room and modern kitchen. Wraparound garden, driveway for two vehicles and detached garage. Corner plot with added privacy. **MUST VIEW!**



Entrance Hall

Having a radiator.

Lounge

Featuring a fireplace with gas fire, TV point, two radiators, three windows to the front and side and opening to the:

Dining Room

Having two radiators and patio doors to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, gas cooker, hob, wood effect laminate flooring, radiator and window to the side.

Utility

Having wall and base units with work surfacing over, space for fridge freezer, radiator, wood effect laminate flooring and door to the side.

Bedroom One

There is a radiator and window to the side.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, shaver point, radiator and window to the rear.

Dressing Area**Bedroom Two**

Having a built-in cupboard, TV point, radiator and window to the side.

Bedroom Three

There is a radiator and window to the side.

Bathroom

Fitted with a suite comprising of a bath, wash hand basin, WC, radiator, laminate flooring and window to the side.

Outside

There is a wraparound enclosed lawned garden, two parking spaces and garage.



view this property online williamhbrown.co.uk/Property/SNH113242



welcome to

Riverbank Close Marina View, Dogdyke Lincoln

- Tucked away in a quiet cul-de-sac
- Ensuite and dressing room to master
- Wrap around garden
- Driveway for two vehicles and garage
- Modern fitted kitchen

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 190.92

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.

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SNH113242](https://www.williamhbrown.co.uk/Property/SNH113242)



Property Ref:
SNH113242 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



75 Southgate, SLEAFORD, Lincolnshire, NG34
7TA



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