



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

**welcome to**

**Riverbank Close Marina View, Dogdyke Lincoln**

A spacious detached park home on the popular Marina View site, tucked away in the corner of a quiet cul-de-sac benefitting from a driveway for two cars and a wrap-around garden. The internal accommodation including an ensuite and dressing room to the master, as well as a spacious lounge.



**Kitchen Diner**

fitted with a range of wall and base units with work surfacing over, sink, eye level oven, gas hob, fridge freezer, vinyl flooring, two radiators, window to the side and doors to both sides.

**Lounge**

Featuring a fireplace with electric fire, two radiators, TV point, three windows to the front and side. There are shutters leading to the:

**Hall**

Having a radiator.

**Bedroom One**

There is a radiator and window to the side.

**Dressing Area**

Having a radiator.

**Ensuite**

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

**Bedroom Two**

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

**Bathroom**

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

**Outside**

There is a driveway providing parking for two vehicles, wrap around garden with lawn, seating and shed.



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## **Riverbank Close Marina View, Dogdyke Lincoln**

- Detached park home in private location of Marina View
- Private wrap-around gardens
- Ensuite to master bedroom with dressing room
- Parking for two cars
- Cosy lounge and spacious kitchen diner

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2215.68

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.

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112993 - 0003

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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.

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