



Cathedral View, Field Farm, Lincoln



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£120,000

- The Stratford Park Home
- Well Established over 50's site
- Two Double Bedrooms
- Shower Room & Bathroom
- Open plan Living Dining Kitchen
- Views over Private Fishing Lake
- No Onward Chain
- EPC exempt



For sale with No Onward Chain this immaculate Park Home is situated on a secure and well-established site set in tranquil waterfront surroundings to the south of Lincoln city. The Stratford 40x20 boasts accommodation comprising entrance hall, open plan living dining kitchen with views over the private fishing lake, TWO DOUBLE BEDROOMS both with walk-in wardrobes, and ensuite shower room to bedroom one and a jack and jill bathroom to bedroom two. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark. Outside there is an allocated parking space.

Entrance Hall

Work surface and built in cupboard housing the wall mounted gas central heating boiler.

Open Plan Living Dining Kitchen

19'5" x 19'3" (5.9m x 5.9m)

With windows to dual aspects and twin patio doors overlooking the private fishing lake.

Kitchen Area

Fitted with a range of wall and base units with work surface and drain sink unit over. Radiator.

Inner Hall

Built in storage cupboard.



Bedroom One

10'8" x 9'5" (3.3m x 2.9m)

Radiator and door to dressing room.

Ensuite Shower Room

Fitted with a low level wc, wash hand basin and shower cubicle. Chrome heated towel rail.

Bedroom Two

9'5" x 9'1" (2.9m x 2.8m)

Radiator and door to dressing room.

Bathroom

8'7" x 6'6" (2.6m x 2m)

With doors to inner hall and bedroom two. Fitted with a low level wc, wash hand basin and panelled bath. Chrome heated towel rail.



Outside

Communal green spaces, private fishing lake. Allocated parking space.

Agents Note

Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request. Pets are allowed on the development, subject to the site owners discretion.

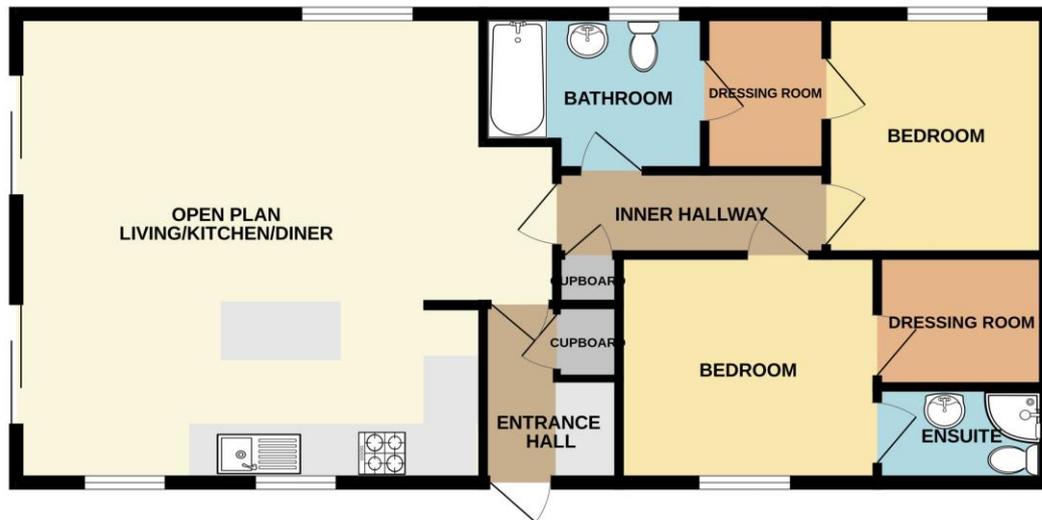
Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

Park homes do not require an Energy Performance Certificate (EPC).

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR 825 sq.ft. (76.7 sq.m.) approx.

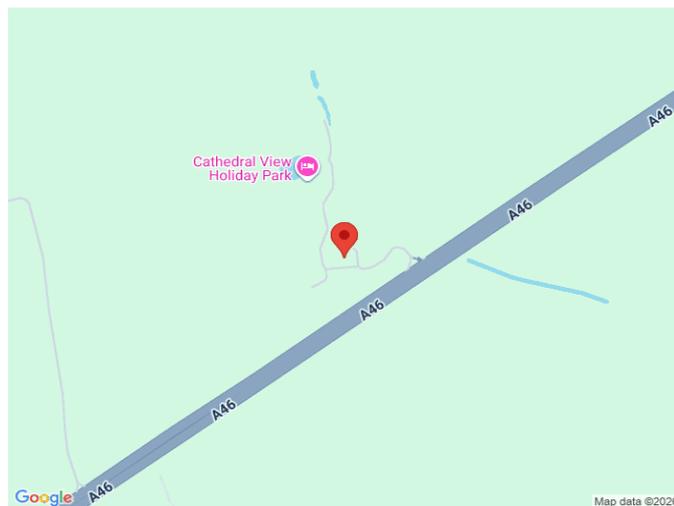


CATHEDRAL VIEW, FIELD FARM, LINCOLN, LN5 9EJ

TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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