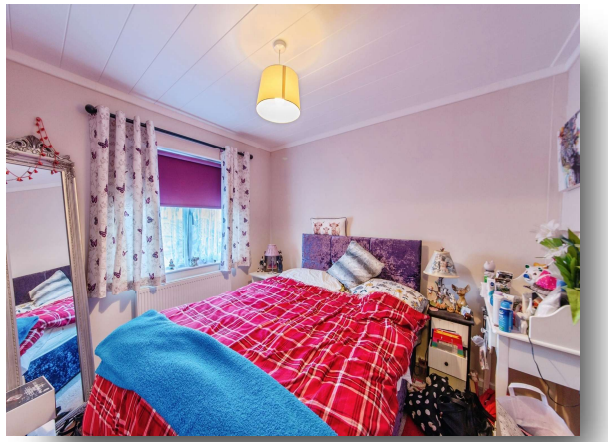
Riverbank Close Marina View, Dogdyke Lincoln LN4 4UJ

william
h brown

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.

£120,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH112993

The Property Ombudsman

Property Ref:
SNH112993 - 0006

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.

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