



1 Lodge Park Homes

Tattershall, Lincoln, LN4 4LH



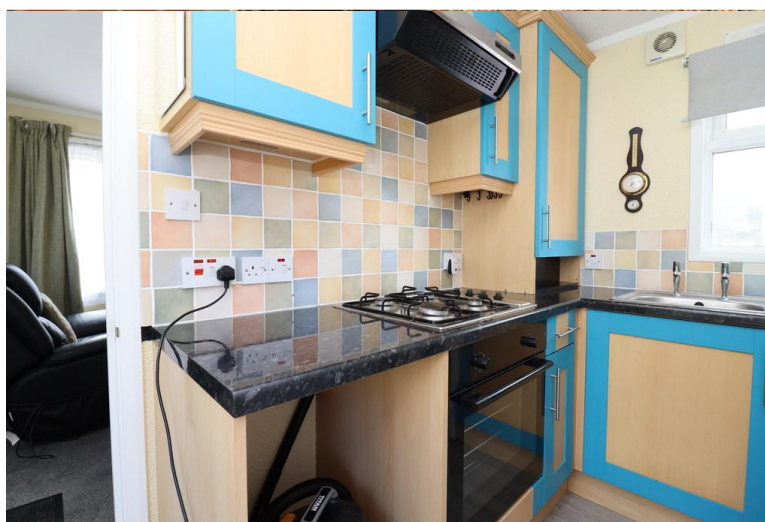
Book a Viewing!

£35,000

A one-bedroom park home situated within Lodge Park Homes, a small residential development positioned in the heart of the popular village of Tattershall. Enjoying a central location within the village marketplace, the property benefits from having a wide range of amenities on its doorstep including shops, public houses, cafés and everyday facilities. Tattershall is renowned for its historic castle and offers excellent access to the nearby village of Woodhall Spa, whilst Tattershall and Coningsby together provide a comprehensive range of shopping, leisure and healthcare facilities. The property offers well-presented and easily maintained accommodation comprising an Entrance Hall, Sitting Room, fitted Kitchen, double Bedroom with fitted wardrobes and a Shower Room. Outside, there is a driveway providing off-road parking together with low-maintenance gardens and a garden shed. The property is offered for sale with no onward chain and would be ideally suited to those seeking a manageable



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LOCATION

Tattershall is a village and Civil Parish in the East Lindsey District of Lincolnshire. It is situated on the A153 Horncastle to Sleaford Road. Tattershall adjoins the village of Coningsby with all local village amenities available.

ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed entrance door.

SITTING ROOM

9' 7" x 9' 3" (2.92m x 2.82m) With two UPVC double glazed windows, UPVC external door and radiator.

KITCHEN

9' 7" x 6' 1" (2.92m x 1.85m) With two UPVC double glazed windows, vinyl flooring and fitted with a range of wall, drawer and base units with work surfaces over and tiled splashbacks, stainless steel sink and drainer, integrated oven, gas hob with extractor hood over, plumbing and space for a washing machine, space for a fridge and radiator.



SHOWER ROOM

5' 5" x 5' 3" (1.65m x 1.6m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, shower cubicle with mains fed shower, radiator and extractor fan.

BEDROOM

9' 7" x 8' 0" (2.92m x 2.44m) With UPVC double glazed window, fitted wardrobes and radiator

OUTSIDE

To the side of the property there is a driveway providing off-road parking. The gardens are designed for low maintenance with gravelled areas and there is also a useful garden shed.



KEY FACTS FOR BUYERS

SERVICES

Water and electricity are individually metered and payable to the site management. Water is currently billed twice yearly and electricity monthly, with no standing charge. Gas is supplied via 47kg bottled gas cylinders, currently supplied by East Coast Gas.

Pitch fee/ground rent is currently approximately £207 per calendar month.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Protected under the Mobile Homes Act

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



WEBSITE

Our detailed website shows 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.

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<https://www.mundys.net/referral-fee/>

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

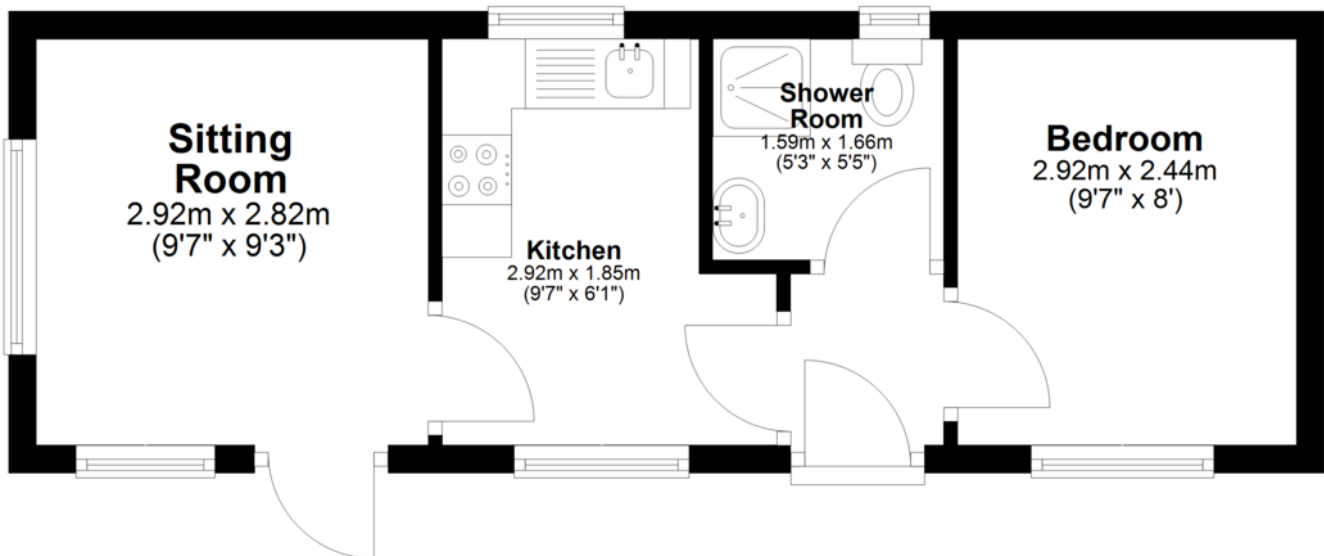
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 26.4 sq. metres (284.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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01522 510044

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Market Rasen
LN8 3EH
01673 847487

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Southwell
NG25 0EN
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46 Middle Gate
Newark
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