



The Parklands Mere Road, Waddington Lincoln LN5 9PA



welcome to

The Parklands Mere Road, Waddington Lincoln

Situated within this popular over 50's site in the sought after village of Waddington is this spacious two bedroom park home enjoying en suite to master bedroom, driveway for ample parking, detached garage with power, no onward chain and access to a range of amenities as well as transport links.



A well-presented modern two double bedroom Park Home positioned in the popular over 50's development of Waddington. Internal accommodation comprising: Hallway, Dining Room, Living Room, Kitchen, Two Bedrooms, Bathroom and En-Suite Shower Room to Bedroom One. Outside the property is positioned at the edge of the park mainly laid to lawn with a path leading to the detached garage with power. This property also benefits from all year round residential living.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Dining Room

Living Room

Kitchen

Bathroom

Bedroom One

En Suite To Bedroom One

Bedroom Two



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The Parklands Mere Road, Waddington Lincoln

- TWO BEDROOM DETACHED PARKHOME
- DETACHED GARAGE WITH POWER AND AMPLE DRIVEWAY PARKING
- FRONT & REAR GARDEN
- IMMACULATE AND WELL PRESENTED THROUGHOUT
- BUILT IN 2023

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124380 - 0007

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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