



## 69 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3JT



Book a Viewing!

**£80,000**

A larger than average three bedroomed park home located in this popular over 55's Stonecliff Park Development within the village of Welton. The property has internal accommodation comprising of Kitchen, Lounge, Dining Room, Hall, three Bedrooms and Shower Room. Outside there are attractive gardens. The property sits in a pleasant tucked away position within the park and viewing is recommended to appreciate the accommodation on offer. No Onward Chain.







#### **SERVICES**

All mains services available. Propane gas.

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Located in the popular village of Welton. The village itself offers a wide range of local amenities including schools, shops and public houses. Stonecliff Park is a well laid out park which caters for the over 50's age group and has a range of different sized homes situated in just over 13 acres. There is a social club near the entrance operated independently by the residents. They have a library on site. <http://www.stonecliffpark.co.uk/>

Service Charge - £tbc

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.





## ACCOMMODATION

### KITCHEN

13' 9" x 9' 5" (4.20m x 2.88m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge freezer, airing cupboard housing the gas fired central heating boiler and double glazed windows to the front and side aspects.

### DINING ROOM

9' 10" x 6' 10" (3.01m x 2.10m) With double glazed window to the side aspect and radiator.

### LOUNGE

17' 9" x 11' 1" (5.42m x 3.38m) With double glazed bay window to the side aspect, double glazed sliding doors to the front, electric fire set within a feature fireplace and radiator.

### HALL

With storage cupboard.

### BEDROOM 1

10' 9" x 9' 5" (3.28m x 2.88m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

### BEDROOM 2

9' 5" x 8' 11" (2.88m x 2.74m) With fitted wardrobes and drawers, double glazed window to the rear aspect and radiator.

### BEDROOM 3

6' 6" x 5' 3" (2.00m x 1.61m) With double glazed window to the side aspect and radiator.

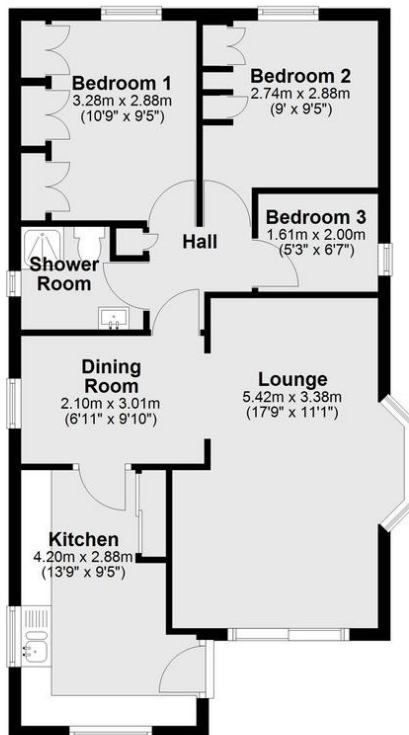
### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, radiator and double glazed window to the side aspect.

### OUTSIDE

There is a lawned garden to the front with flowerbeds as well as a lawned area to the side, a patio seating area and garden shed.





Total area: approx. 63.3 sq. metres (681.8 sq. feet)

#### 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](http://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.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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. Mundys makes every effort to ensure these details are accurate, however they 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

