



- Immaculate Park Home
- 2 Bedrooms
- Shower Room
- 19'4" Lounge

- Separate Kitchen & Dining Room
- Owned Outright Solar Panels
- Vehicle Parking
- No Onward Chain

Stonecliffe Park, Prebend Lane, Welton, LN2 3JT
£119,950





Offered for sale with no onward chain is this immaculate 2 bedroom park home situated in the Tingdene managed Stonecliffe Park development in Welton. The park home provides 2 bedrooms, a refurbished shower room and a 19'4" lounge. There is also a separate kitchen and dining room with the kitchen having space and plumbing for appliances, as well as an integrated oven, hob and an extractor hood. Completing the property is gas central heating, provided by large communal propene tanks - managed by the site, as well as uPVC double-glazing throughout and an entrance porch. Impressively the home comes with owned outright solar panels which provide cheap electricity bills during daylight and provides potential future improvement subject to the addition of storage battery. Further benefits of the property includes redecorating and new flooring since 2021. With the vendor also providing outdoor parking and a low maintenance outdoor space. The village of Welton is well regarded due to it's excellent range of amenities such as doctors surgery, a pharmacy, Co-op food store and a post office, as well as a regular bus service to and from Lincoln city centre. A monthly pitch fee of £162 per calendar month, council tax band: A. The parkhome comes with a 10% sale fee to the site. The Mobile Homes Act 2013, Buying A Park Home Factsheet states: 2.16 You must pay the seller 90% of the sale price when the sale is completed. You must hold the remaining 10% as commission which has to be paid to the site owner later. For further details and viewing requests please contact Starkey&Brown.



Entrance Porch

Having a uPVC front door to the front aspect, a uPVC double-glazed window to the side and rear aspects, and power points. Internal access to:

Kitchen

10' 6" x 9' 2" (3.20m x 2.79m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, sink and drainer unit, integrated oven (fitted 2023), newly fitted hob (2025), extractor (fitted 2023), space and plumbing for further appliances. Access to:

Dining Room

9' 11" x 6' 11" (3.02m x 2.11m)

Having a uPVC double-glazed window to the side aspect and a radiator.

Lounge

10' 11" x 19' 4" (3.32m x 5.89m)

Having 3 uPVC double-glazed windows, 2 radiators, and a feature electric fireplace.

Inner Hallway

Having a storage cupboard and a boiler cupboard. Boiler fitted September 2025, external uPVC door to the side aspect giving access to the rear plot. Further access to bedrooms, a separate WC and a shower room.

Separate WC

2' 4" x 5' 6" (0.71m x 1.68m)

Having a uPVC double-glazed obscured window to the side aspect, a low-level WC, and a vanity hand-wash basin unit.

Shower Room

6' 6" x 5' 5" (1.98m x 1.65m)

Refurbished 3-piece suite comprising a shower cubicle, uPVC double-glazed obscured window to the side aspect, a low-level WC, a pedestal hand wash basin unit, and a radiator.

Bedroom 1

9' 6" x 11' 5" (2.89m x 3.48m)

Built-in wardrobes and furniture, uPVC double-glazed window to the side aspect, and a radiator.

Bedroom 2

8' 1" x 9' 6" (2.46m x 2.89m)

Having a uPVC double-glazed window to the rear aspect, built-in wardrobes, furniture, and a radiator.

Outdoor Plot

Wrap around paved garden being low maintenance. Outdoor parking.

Agents Note 1

The property comes with owned outright solar panels, which were fitted via a Sunsynk grant, and provides low electricity bills in daylight. The roof was replaced, and added with the solar panels were added in September 2024; during this time period, insulation was added to the roof and underneath the park home.

Agents Note 2

The property had new carpets and flooring in 2021 and a selection of new radiators and internal doors.

Agents Note 3

You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner who is responsible for maintaining and managing the site. The monthly pitch fee is currently £162 per calendar month. The maintenance company is Tingdene. You will have a Pitch Agreement which is protected under the Mobile Homes Act 1983.

Agents Note 4

The park home comes with a 10% sale fee to the site. The Mobile Homes Act 2013, Buying A Park Home Factsheet states: 2.16 You must pay the seller 90% of the sale price when the sale is completed. You must hold the remaining 10% as commission which has to be paid to the site owner later.

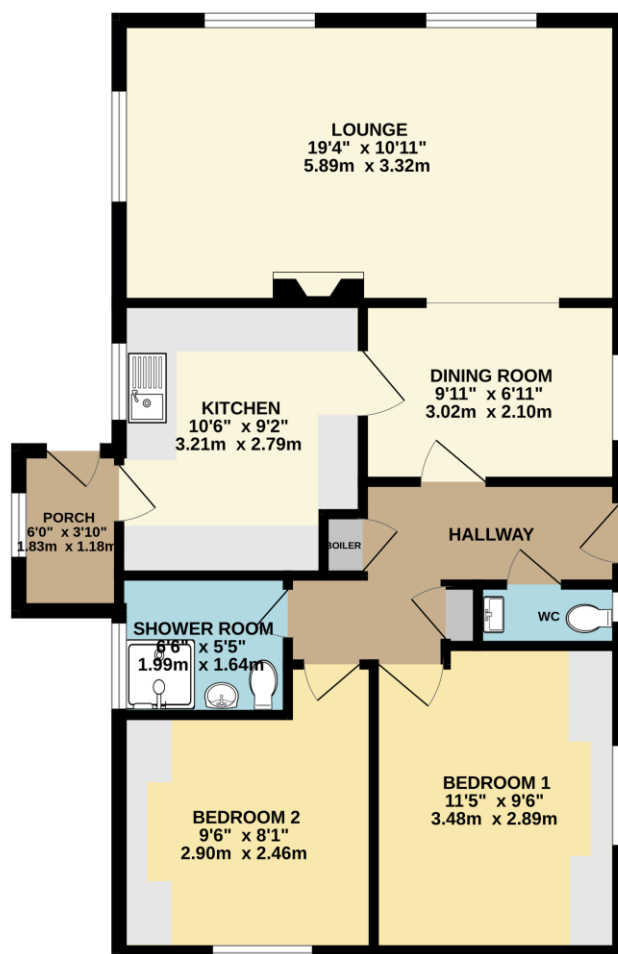
Agents Note 5

Park Homes and their Pitch Agreement are covered by the Mobile Homes Act 1983 & 2013. Further information can be found on the government website, and in particular, the Buying a Park Home Factsheet. Additionally, The Leasehold Advisory Service (LEASE) can offer free, initial advice about your rights and obligations; although they cannot help you fill in forms, or act on your behalf. They can be contacted on 020 7832 2525 or at <https://parkhomes.lease-advice.org/>.





GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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