



80 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3JT

£80,000

NO ONWARD CHAIN - A two double bed roomed park home situated in this popular residential park home site in Welton and within walking distance to the village centre. The property has the benefit of modern external wooden cladding and features a modern kitchen and shower room. The accommodation briefly comprises of Entrance Porch, Kitchen, Hallway, Lounge, two Bedrooms and Shower Room. Outside there are low maintenance gardens to the both sides and the rear of the property. There is the additional benefit of a driveway providing off road parking.



SERVICES

All mains services available. Propane gas.

SERVICE CHARGE - Approx. £123.19pcm

This figure should be checked prior to completion.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A15 and turn right onto Cliff Road towards Welton. Turn left onto Prebend Land and the site can be located on left hand side.

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/>



ACCOMMODATION

ENTRANCE PORCH

With UPVC double glazed door and window to the front elevation and door into kitchen.

KITCHEN

10' 1" x 9' 6" (3.07m x 2.9m) , with UPVC double glazed window to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and panel boarding splashbacks, integral oven, four ring gas hob with extractor fan above, stainless steel sink unit and drainer, plumbing and space for washing machine and dishwasher, radiator and doors to the bedroom and hallway.



HALLWAY

With doors to lounge diner, bedroom and shower room.

LOUNGE DINER

19' 9" x 10' 3" (6.02m x 3.12m) , with UPVC double glazed windows to the front and side elevations, UPVC double glazed door to the front elevation and two radiators.

SHOWER ROOM

With UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, radiator and airing cupboard housing the gas fired central heating boiler.



BEDROOM 1

11' 7" x 9' 5" (3.53m x 2.87m) , with UPVC double glazed window to the side elevation and radiator.

BEDROOM 2

9' 6" x 9' 3" (2.9m x 2.82m) , with UPVC double glazed window to the side elevation and radiator.

OUTSIDE

There are low maintenance gardens to the both sides and the rear of the property. There is a driveway providing off road parking.





WEBSITE

Our detailed website show 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.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

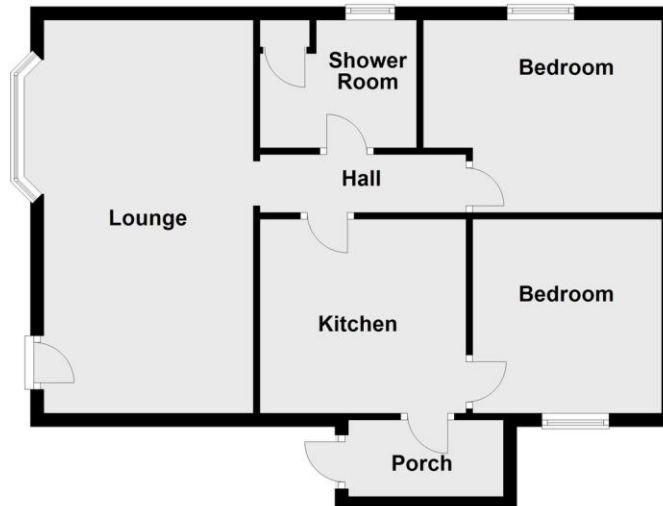
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Ground Floor

Approx. 615.2 sq. feet



Total area: approx. 615.2 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.

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