



118 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3LL

£85,000

A two bedroomed double park home located in this over 55s retirement development of Stonecliff Park, within the popular village of Welton. The park home is slightly dated but offers accommodation to comprise of Entrance Porch, WC, Lounge, Dining Area, Kitchen, Inner Hallway, two Bedrooms and Family Shower Room. Outside there are decorative gravelled beds to the front, side and rear. Viewing is recommended.



SERVICES - All mains services available. Propane gas.

SERVICE CHARGE - Approx. £TBC
This figure should be checked prior to completion.

COUNCIL TAX BAND – A (West Lindsey District Council).

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 Lane 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

With UPVC door to the front aspect, doors to the kitchen, WC and lounge, radiator and access to the roof void area.

WC

With UPVC window to the side aspect, WC, wash hand basin and radiator.

LOUNGE

11' 5" x 17' 3" (3.50m x 5.26m) , with UPVC bow window to the side aspect, electric fire with doors to entrance and archway to the dining area.

DINING AREA

8' 2" x 8' 6" (2.49m x 2.60m) , with UPVC window to the side aspect, radiator and doors to the inner hallway and kitchen.

KITCHEN

9' 7" x 12' 11" (2.93m x 3.95m) , with UPVC bow window to the front aspect, UPVC door to the side aspect, door to the dining room and entrance, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above, wall mounted units, radiator and spaces for an automatic washing machine and fridge freezer.

INNER HALLWAY

With doors to two bedrooms and shower room.

SHOWER ROOM

5' 4" x 6' 7" (1.65m x 2.01m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, radiator and tiled walls.

BEDROOM 1

12' 5" x 9' 8" (3.79m x 2.95m) , with UPVC window to the rear aspect, radiator and fitted cupboards.

BEDROOM 2

9' 7" x 8' 7" (2.93m x 2.64m) , with UPVC window to the rear aspect, radiator and fitted cupboards.

OUTSIDE

To the front and side of the property there are decorative gravelled beds and flowerbeds.



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.

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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

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 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

