



101 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3LL

£95,000

NO ONWARD CHAIN - This is a two bedroomed double park home located in this popular over 55's Stonediff Park Development within the village of Welton. The property has internal accommodation to comprise of Inner Hallway, two Bedrooms, En-Suite to Bedroom 1, Bathroom, Lounge, Dining Area and Kitchen. Outside there are gardens to the front, side and rear. Viewing of the property is recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Propane gas.

GROUND RENT - Approx. £126.88 per calendar month - this figure should be checked prior to completion.

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 Vendor. Park Rules and Regulations are available upon request.

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

INNER HALLWAY

With uPVC window and door to the side aspect, glass panelled door to the Lounge and doors leading to two Bedrooms, Bathroom and airing cupboard housing the hot water tank and shelving.

BEDROOM 1

12' 3" x 9' 8" (3.74m x 2.95m) With uPVC windows to the rear and side aspects, fitted wardrobes, radiator and door to the En-Suite.

EN-SUITE

7' 6" x 4' 3" (2.30m x 1.31m) With uPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin in vanity cupboard and radiator.



BEDROOM 2

9' 6" x 9' 7" (2.90m x 2.93m) With uPVC window to the rear aspect, radiator and fitted wardrobes.

BATHROOM

With uPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin in vanity unit, partly tiled walls, radiator and extractor fan.

LOUNGE

11' 3" x 15' 8" (3.43m x 4.79m) With uPVC windows to the front and side aspects, wooden flooring, radiator, electric fire with marble hearth and wooden surround and leading round to the Dining Area.



DINING AREA

7' 7" x 8' 6" (2.32m x 2.61m) With uPVC window to the front aspect, radiator and doorway leading to the Kitchen.

KITCHEN

8' 10" x 13' 1" (2.70m x 3.99m) With uPVC window and door to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over and spaces for an automatic washing machine and fridge freezer.

OUTSIDE

There are gardens to the front, side and rear.





WEBSITE
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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers 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 and J Walter 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.

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 £10 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. 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.

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