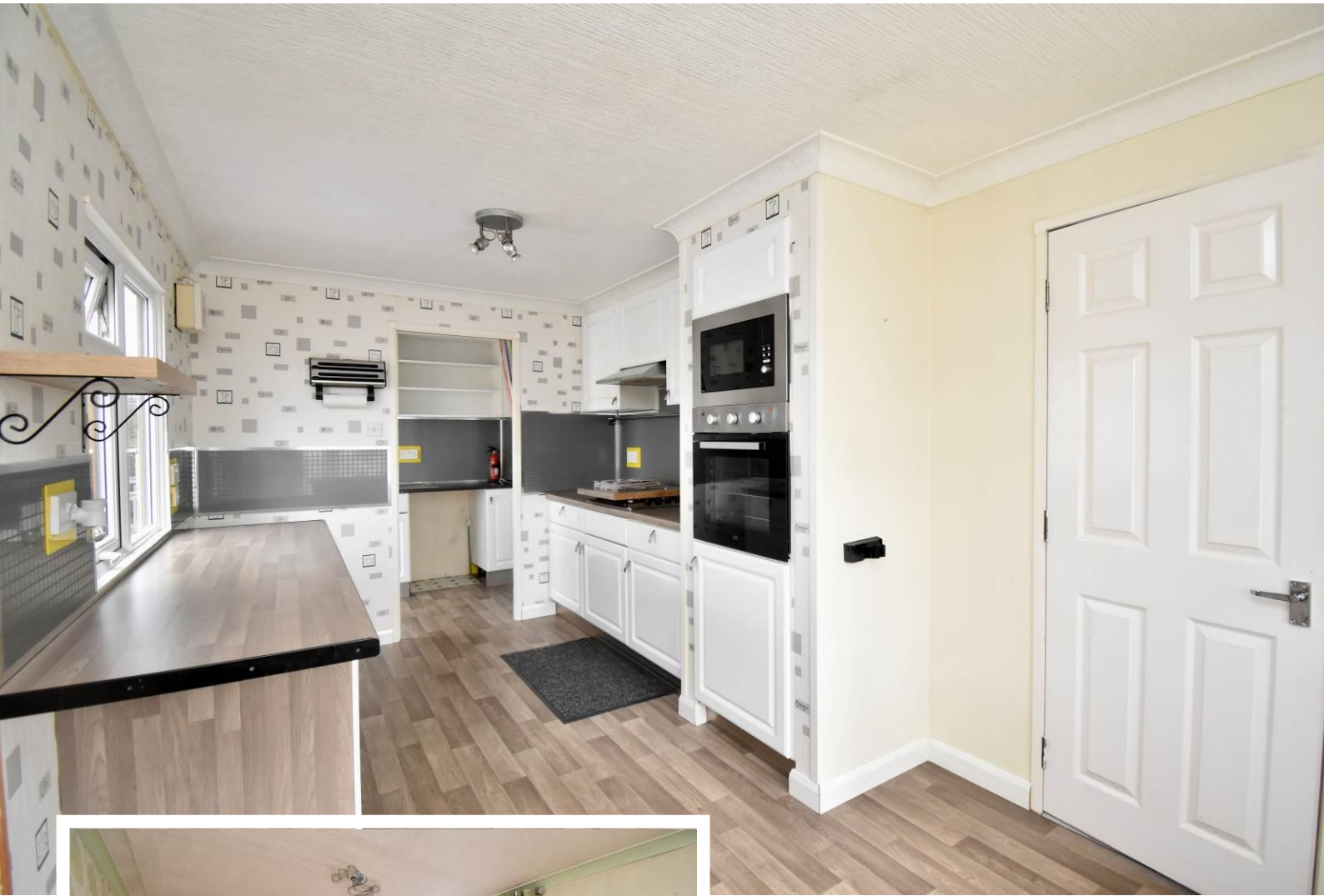




## 107 Stonecliff Park, Prebend Lane Welton, Lincoln, LN2 3LL

**£105,000**

This is a well presented two bed roomed double park home located in this popular over 55's Stonecliff Park Development within the village of Welton. The property has been improved by the current owners and offers internal accommodation to comprise of Inner Hallway, bay fronted Lounge with double doors to the side, Dining Kitchen, Utility Room, Bathroom, two Bedrooms with fitted wardrobes and En-Suite Shower Room to Bedroom 1. Outside there are gardens to the front and side, a uPVC veranda to the side, driveway and detached single garage.



**SERVICES**

All mains services available. Propane gas.

GROUND RENT £123.00 per calendar month.

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 55'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/>



#### INNER HALLWAY

With uPVC door to the side aspect and doors leading to the Lounge, Family Bathroom, two Bedrooms, airing cupboard and cloaks cupboard.

#### BATHROOM

6' 7" x 5' 6" (2.02m x 1.69m) With uPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin and towel radiator.

#### BEDROOM 1

11' 1" x 9' 9" (3.38m x 2.98m) With uPVC window to the rear aspect, radiator and door to the En-Suite Shower Room.

#### EN-SUITE

6' 9" x 4' 8" (2.07m x 1.44m) With uPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin in vanity cupboard and towel radiator.

#### BEDROOM 2

9' 5" x 10' 7" (2.89m x 3.24m) With uPVC window to the rear aspect, radiator and fitted wardrobes.

#### LOUNGE

10' 9" x 17' 2" (3.28m x 5.24m) With uPVC bow window to the front aspect, uPVC double doors leading to the veranda and door leading to the Kitchen, log burner and radiator.

#### KITCHEN

15' 9" x 8' 5" (4.81m x 2.57m) With uPVC bow window to the front aspect, uPVC window to the side aspect, doors leading to the Utility Room and Lounge, fitted with a range of wall, base units and drawers with work surfaces over and complementary splash-backs, four ring gas hob with extractor fan over, integral microwave and oven and radiator.

#### UTILITY ROOM

7' 2" x 5' 1" (2.19m x 1.55m) With uPVC door to the side aspect, wall and base units with work surface over, stainless steel sink unit and drainer, spaces for a cooker and automatic washing machine, concealed gas central heating boiler and walk-in pantry.

#### SINGLE GARAGE

17' 3" x 7' 11" (5.27m x 2.42m) With up and over door to the front, window and door to the side, power and lighting.

#### OUTSIDE

There are gardens to the front and a driveway to the side providing off road parking for vehicles and giving access to the detached Single Garage. To the rear of the property there is a paved area, flower beds and shed.



#### 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](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, 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



For illustration purposes only.  
Plan produced using PlanUp.

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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 and 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.

