



## 11 Stonecliff Park, Prebend Lane

Welton, Lincoln, LN2 3JS

**£125,000**

This is a well presented and greatly improved, two bedroomed double park home situated in this over 50's Retirement Development of Stonecliff Park, within the popular village of Welton. The property has internal accommodation to comprise of Kitchen, Dining Room, Lounge, Inner Hallway, Shower Room and two Bedrooms. Outside, there are well kept gardens to the front, side and rear with raised beds to the rear of the property.







**SERVICES**

Mains electricity, water and drainage. LPG Gas.

**EPC RATING** – Exempt.

**TENURE** - Leasehold.

**SERVICE CHARGE** - Approximately £1,777 per annum - to be confirmed and this figure should be checked prior to completion.

**NOTE** - 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.

**VIEWINGS** - By prior appointment through Mundys.

**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/>





## 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.

## KITCHEN

7' 3" x 15' 3" (2.21m x 4.67m) With uPVC window and door to the side, doors to the Inner Hallway and Dining Area, fitted with a range of wall, base units and drawers with work surfaces over and complimentary tiling below, stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over, integral fridge and freezer and space for a tumble dryer and washing machine.



## DINING AREA

8' 0" x 8' 3" (2.44m x 2.52m) With uPVC bay window to the front, radiator and archway to the Lounge.

## LOUNGE

16' 6" x 11' 1" (5.04m x 3.39m) With uPVC bay windows to the front and side, electric fire with stone hearth and wooden surround, radiator, wall lights and door to the Inner Hallway.

## INNER HALLWAY

With uPVC door to the side, doors to the Lounge, Kitchen, Shower Room and two Bedrooms.



## SHOWER ROOM

5' 7" x 6' 7" (1.72m x 2.02m) With uPVC window to the side, radiator and suite to comprise of shower, WC and wash hand basin.

## BEDROOM 1

8' 3" x 9' 6" (2.52m x 2.91m) With uPVC windows to the side, two fitted walk-in wardrobes and radiator.

## WALK-IN CUPBOARD 1

4' 6" x 4' 11" (1.39m x 1.51m) With shelving.

## WALK-IN CUPBOARD 2

4' 7" x 4' 11" (1.41m x 1.51m) With shelving.

## BEDROOM 2

9' 6" x 10' 9" (2.90m x 3.29m) With uPVC bay window to the side, radiator and fitted wardrobes.

## OUTSIDE

There are lawned gardens to the front and side and a path with steps lead up to the side entrance. To the rear there is a paved area with raised beds.





**WEBSITE**

Our detailed website shows 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**

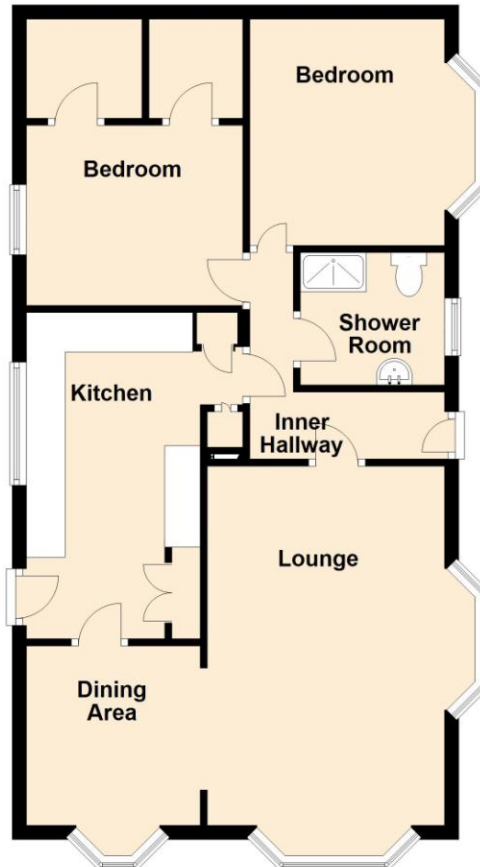
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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.

Regulated by RICS. Mundy's is the trading name of Mundy's Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**Ground Floor**

Approx. 67.7 sq. metres (728.9 sq. feet)



For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.

