

88 Marina View, Dogdyke, LN4 4UT



- *Well Maintained Park Home*
- *2 Bedrooms (1 En-suite)*
- *LPG Central Heating*
- *uPVC Sealed Double Glazed Units*
- *Garage and Convenient Sized Gardens*
- *Views to Rear Over Pond and Communal Grassland*
- *Residents Over 50 Years Only*

Offers Over £70,000 Invited



ACCOMMODATION

Situated at the end of this development in a cul-de-sac location is this well maintained park home, having the benefit of LPG central heating, together with uPVC sealed double glazed windows and doors throughout. A particular feature of the property apart from its condition, is the location where there is more than the average space available and enjoying some lovely views to the rear over the pond and open communal grassland towards the river Witham.

The home, in the Agent's opinion, must be viewed internally to fully appreciate the accommodation on offer. The Park is suited to residents over the age of 50 years only and will accept pets. Marina View Park is set next to the Belle Isle Marina in this hamlet of Dogdyke, with moorings, fishing and the Packet Inn Public House / Restaurant close by, and is only two miles from the village of Coningsby with all its amenities and facilities. The Battle of Britain Memorial Visitors Centre and Tattershall Castle are both within easy driving distance. There is an hourly bus service from the Park into Coningsby, Lincoln and Boston.

The accommodation comprises the following:

ENTRANCE LOBBY with radiator and uPVC sealed double glazed entrance door.

INNER HALL with radiator, a feature beamed ceiling, built-in cloaks cupboard and access to the roof void.

LOUNGE 16' 8" x 12' 2 (5.08m x 3.71m) maximum measurements



Having feature fire surround and hearth with electric coal-effect stove, two radiators, feature beamed ceiling, wall lights, TV and telephone points.

STUDY 10' 3" x 7' 1 (3.12m x 2.16m) with radiator, wall thermostat, telephone point and wall lights.

KITCHEN 13' 3" x 9' 4 (4.04m x 2.84m)



Having 1½ bowl single drainer sink unit with mixer taps and range of base cupboards and drawers under worktops with matching wall cupboards over with concealed lighting. Built-in electric oven and grill with four ring ceramic hob with extractor fan and light over, space and plumbing for an automatic washing machine and dishwasher. Space for a tumble dryer, cupboard housing the Calor Gas fired wall mounted boiler, radiator, part-tiled walls and side entrance uPVC sealed double glazed door.

BEDROOM ONE 9' 8" x 9' 5 (2.94m x 2.87m)



With radiator, telephone point and walk-in wardrobe with interior shelving and hanging rail.

EN-SUITE SHOWER ROOM having double shower cubicle with sliding modesty doors, low level WC, radiator and towel rail.

BEDROOM TWO 9' 5" x 9' 3 (2.87m x 2.82m) with radiator and uPVC sealed double glazed double doors to the small timber decking patio area overlooking the pond and communal grassland.

BATHROOM having panelled bath, vanity hand basin with double cupboard under and low level WC. Radiator, electric shaver point and extractor fan.

OUTSIDE

GARAGE being of sectional concrete with up-and-over and side personal door and with power and lighting connected.

THE GARDENS

The property is approached over a block paved driveway with car-parking space fronting the garage for at least two vehicles. Low maintenance gardens to the front with small lawn. Slabbed footpaths lead to the rear where there is a timber decking patio area and slabbed areas and gravelled areas for ease of maintenance and enjoying some lovely views over the pond and communal grassland beyond towards the river Witham.



OUTGOINGS

The property is situated within the East Lindsey District Council and we are advised is in Property Band A. There is a monthly pitch site fee for Marina View and the current price is £121.69 per month. Further information on the cost of the LPG and electricity and water is available at our Horncastle and Woodhall Spa Offices.

POSSESSION

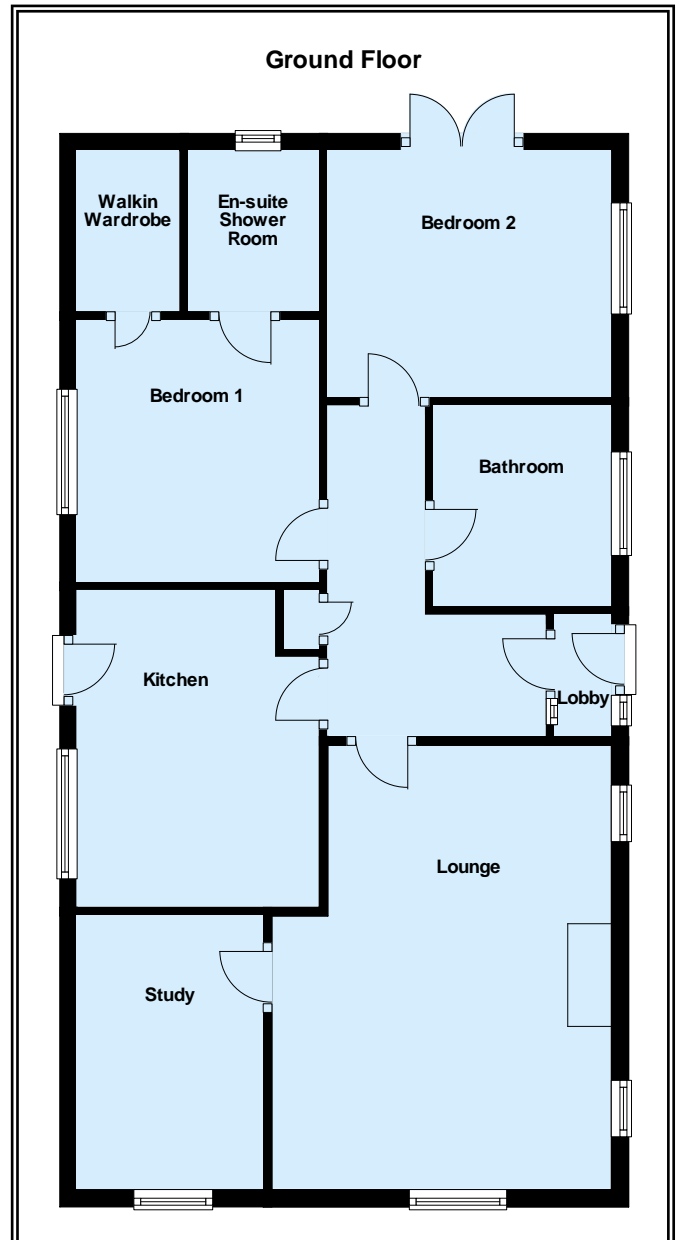
Vacant possession will be given on completion.

FIXTURES & FITTINGS All those detailed are included in the sale as are the fitted carpets.

VIEWING

Strictly and only by prior appointment to be made through the selling agents **-Walter's-**

Floor plans are to show layout only and are not to scale.



MONEY LAUNDERING REGULATIONS Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address.

BUILDING MEASUREMENTS

All building measurements have been taken in accordance with the RICS code of measuring practice.

DISCLAIMER -Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.
WH01489

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