



## 1 Parklands

Waddington, Lincoln, LN5 9PA

**£125,000**

A well-presented park home situated in this sought after over 50s site. Parklands is located off Mere Road and is close to a wide range of local shops and facilities within Waddington village centre. The park home is set on a corner plot with gardens to both sides, front and rear of the property. The property also benefits from a Detached Single Garage with a parking space to the front. Internally the property has living accommodation briefly comprising of Entrance Hallway, Lounge, Kitchen Diner, Two Bedrooms and Shower Room. Viewing of the property is recommended and is being sold with No Onward Chain.





**1 Parklands, Waddington, Lincoln, LN5 9PA**



**SERVICES**

All mains services available. Gas central heating.

Management fee - £128.91pcm.

**TENURE** - Leasehold.

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

**DIRECTIONS**

Upon entering the village of Waddington on the Grantham Road (A607), at the crossroad turn left onto Mere Road and Parklands can be found on the right hand side.

**LOCATION**

Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.





## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed external door to the side elevation, radiator, storage cupboard and doors leading to lounge, two bedrooms and shower room.

### LOUNGE

18' 0" x 10' 6" (5.49m x 3.2m) , with UPVC double glazed windows to the front and side elevations, two radiators, fireplace with gas fire inset and door to kitchen diner.

### KITCHEN DINER

18' 1" x 8' 5" (5.51m x 2.57m) , with UPVC double glazed door and window to the side elevation, part vinyl flooring, fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, integral dishwasher, integral fridge freezer, integral washing machine, storage cupboard and wall unit housing the gas fired central heating boiler.

### BEDROOM 1

11' 4" x 9' 4" (3.45m x 2.84m) , with UPVC double glazed window to the side elevation, radiator and built-in wardrobes, drawers and dressing table.

### BEDROOM 2

9' 5" x 9' 4" (2.87m x 2.84m) , with UPVC double glazed window to the side elevation, radiator and built-in wardrobes, drawers and dressing table.

### SHOWER ROOM

6' 4" x 5' 4" (1.93m x 1.63m) , with UPVC double glazed window to the side elevation, tiled flooring, suite to comprise of low level WC, wash hand basin with cupboard below and walk-in shower cubicle, radiator and extractor fan.

### OUTSIDE

The property is situated on a corner plot with gardens to the front, sides and rear. There is the additional benefit of a Detached Single Garage with a parking space to the front.





#### 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

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. 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.
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29 – 30 Silver Street  
Lincoln  
LN2 1AS

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

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