

**FOR SALE**



**Cathedral View, Newark Road**  
**Asking Price Of £48,500**

  
**MARTIN&CO**



# Cathedral View, Newark Road

Asking Price Of £48,500

- Delta Danbury 38x12
- Furnished Park Home
- Open Plan Living
- Fitted Kitchen
- Off Road Parking

38x12 Furnished Delta Danbury 2019 Park Home situated on a secure and well established site. Benefitting from a fitted kitchen and open plan living. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark. Sold with no onward chain.

**KITCHEN** 11' 8" x 7' 5" (3.580m x 2.263m) Base and eye level units with a roll edge worktop and inset stainless steel sink and drainer. Fitted cooker with extractor over plus an integrated fridge freezer. PVC windows to both side aspects and entry door, vinyl flooring, light fitting plus a storage cupboard housing the Morco combination boiler.

**OPEN PLAN LOUNGE/DINER** 14' 9" x 11' 8" (4.506m x 3.574m) Carpet flooring, radiator, light fitting, PVC French windows to the front and side windows plus electric feature fire with surround.

**HALLWAY** Vinyl flooring, light fitting and radiator.



BEDROOM 8' 0" x 5' 5" (2.453m x 1.670m) PVC side window, carpet flooring, radiator, light fitting plus fitted bedroom furniture housing the fuse box.

MASTER BEDROOM 11' 8" x 7' 9" (3.579m x 2.378m) PVC window to the rear aspect, carpet flooring, radiator, light fitting plus fitted bedroom furniture.

ENSUITE 7' 11" x 3' 5" (2.420m x 1.053m) 'Jack & Jill' setup with a low level WC, sink with vanity unit and shower pod. Side PVC window, vinyl flooring, radiator, light and extractor.

OUTSIDE Surrounding the front and side of the home is an enclosed deck area with solar lighting providing an outside seating area. Off road parking for two vehicles and a storage shed (3.1m x 2.4m) housing power and plumbing for a washing machine plus a water supply. Second storage shed (1.8m x 1.6m) also included within the sale.

GROUND RENT £205 per calendar month.

Amount provided by the site owner.

This figure must not be relied upon or taken as accurate.

Purchasers must satisfy themselves in this respect.

AGENT NOTE Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets are allowed on the development, subject to the site owners discretion.

Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

Park homes do not require an Energy Performance Certificate (EPC).

FIXTURES & FITTINGS Please Note: Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







## Martin & Co Lincoln

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.