



Mundys



## 1 Witham View, Short Ferry Caravan Park

Ferry Road, Fiskerton, Lincoln, LN3 4HU

**£49,500**

**NO ONWARD CHAIN** - This is a one bedroomed Park Home situated within the popular site of Short Ferry Caravan Park, East of the historic Cathedral and University City of Lincoln. The park is an independently owned leisure complex situated in approximately 60 acres of Lincolnshire countryside. Facilities on the park include two heated outdoor pools along with river and lake fishing and the Tyrwhitt Arms Public House can be found within the caravan park complex. Internally the property has accommodation to comprise of Entrance Sun Room, Kitchen Diner, Lounge, Bathroom and Bedroom. Outside the property is positioned on a corner plot with a shed. Please note that the property was originally a two bedroomed Park Home, but was converted to one Bedroom to provide a larger Bedroom and Bathroom.



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**SERVICES**

All mains services available. Gas central heating.

Ground Rent - £40.60 per week.

The property is available to purchase by any age group.

**EPC RATING** — Exempt.

**TENURE** - Leasehold.

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

**DIRECTIONS**

Head out of Lincoln passing the villages of Cherry Willingham and Fiskerton. On leaving Fiskerton on the Ferry Road, the site can be located on the right hand side by the Tyrwhitt Arms Public House.

**LOCATION**

Short Ferry Caravan Park is an independently owned leisure complex situated in approximately 60 acres of Lincolnshire countryside approximately seven miles from the historic and picturesque City of Lincoln. It is well situated for visits to its Cathedral Quarter and shopping areas. Residential have access to the exclusive fishing on site as well as all park facilities available all year.



The park facilities include outdoor heating swimming pool, games room and arcade, children's play areas, indoor and outdoor soft play areas, shop and off-licence, book swap library, lake and river fishing, angling shop, entertainment and the Tyrwhitt Arms Public House.

**ENTRANCE SUN ROOM**

6' 2" x 12' 10" (1.88m x 3.93m) With uPVC windows to the front and side aspects, door to the rear aspect, radiator, wall lights and leading into the Kitchen.

**KITCHEN**

8' 5" x 11' 5" (2.57m x 3.49m) With uPVC window to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor fan over, spaces for an automatic washing machine, fridge and freezer and wall mounted gas fired central heating boiler.

**LOUNGE**

11' 5" x 11' 3" (3.48m x 3.43m) With uPVC windows to the front and side aspects, radiator, wooden flooring and electric fire.

**INNER HALLWAY**

With uPVC window to the side aspect and doors to the Bedroom and Bathroom.

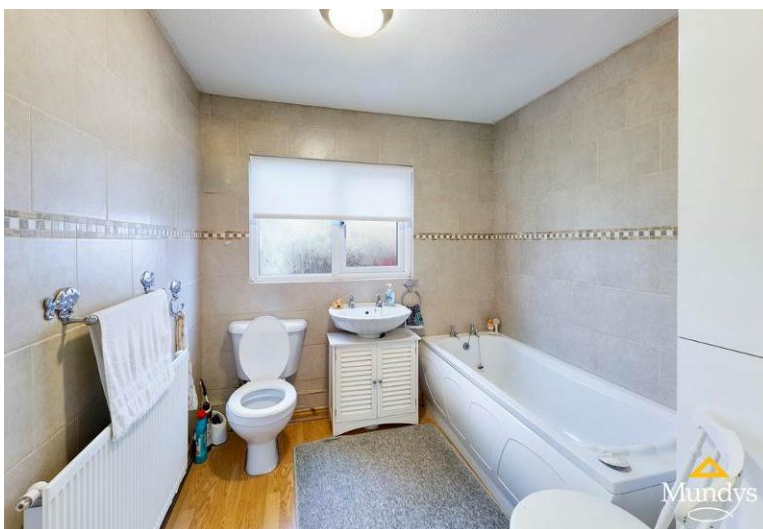


**BEDROOM**

12' 0" x 11' 4" (3.68m x 3.47m) With uPVC windows to the side and rear aspects and radiator.

**BATHROOM**

7' 7" x 8' 2" (2.32m x 2.49m) With uPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin, partly tiled walls, radiator and fitted cupboard.



**OUTSIDE**

There are paved and gravelled areas, pond with water feature and shed.

**SHED**

7' 6" x 11' 5" (2.30m x 3.48m) With power and lighting.



#### 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

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.

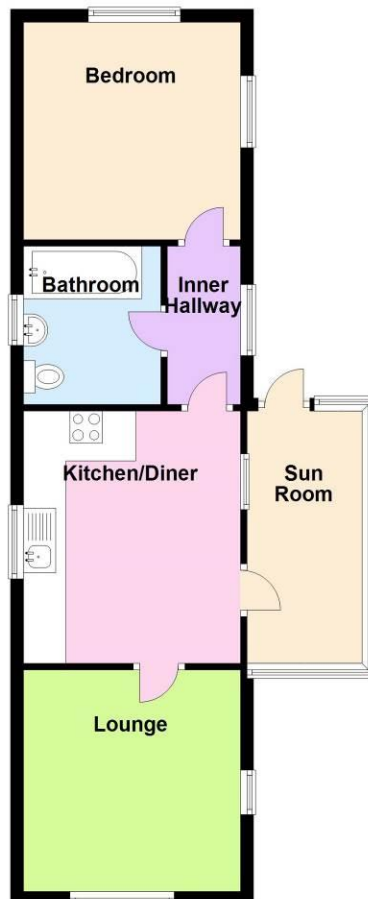
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 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.

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### Ground Floor



For illustration purposes only, Measurements contained are approximate and should be checked by you prior to the commencement of a Tenancy.  
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 are 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.

