



Stone Valley Court, Waddington, Lincoln

Asking Price £95,000



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Park home

2 Bedrooms, 1 Bathroom

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- Well Established Residential Site
- Driveway Parking
- Detached Single Garage
- Spacious Lounge/Diner
- Fitted Kitchen
- No Onward Chain
- Tenure - Freehold
- Ground Rent - £173.93pcm
- Council Tax Band - A
- EPC Rating - N/A



Two Bedroom Park Home situated on a well established Over 50s residential site in the village of Waddington. Comprising internally of a fitted kitchen, spacious lounge diner, two bedrooms and a wet room. Externally offering driveway parking with a garage and pleasant gardens. No onward chain.

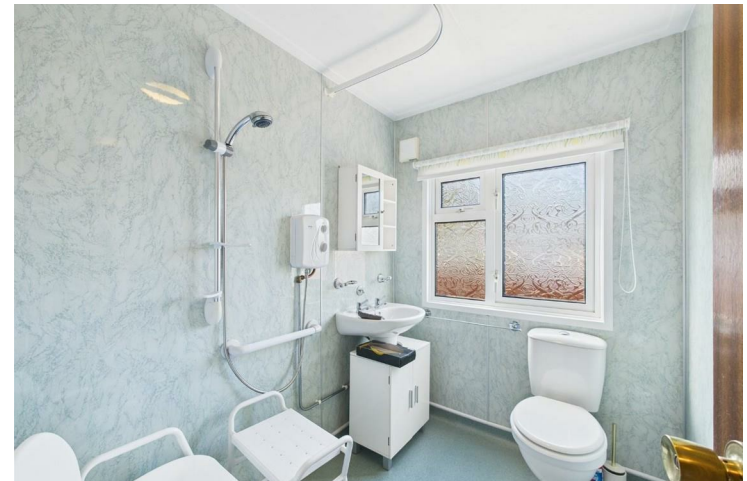
Stone Valley Court is well positioned off Lower High Street for easy access to both the amenities offered by Waddington village and the nearby Brant Road area. There is a regular bus service in operation.

Hallway
PVC entrance door, carpet flooring, radiator, ceiling lighting and a sliding door storage cupboard.

Wet Room
6'6" x 5'5"
Low level WC, pedestal wash basin and an electric shower walk in with floor drain and anti-slip flooring. PVC window, heated towel rail and a light fitting.

Bedroom
9'7" x 9'0"
PVC window, carpet flooring, radiator, pendant fitting and fitted bedroom furniture.

Bedroom
12'4" x 9'7"
PVC window, carpet flooring, radiator, ceiling fan and fitted bedroom furniture.



Lounge Diner

19'6" x 15'7" (max measurements).

L shape room with dual aspect PVC windows, carpet flooring, three radiators, ceiling lighting and an electric feature fire with hearth and surround.

Breakfast Kitchen

12'4" x 9'7"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Space for a freestanding gas cooker, plumbing for a washing machine plus further space for a fridge freezer.

Vinyl tile flooring, heated towel rail, PVC window and door, ceiling lighting and the wall mounted Worcester combination boiler.

Garage

15'10" x 8'3"

Up and over door to the front, window to the rear.

Outside

To the front is a concrete driveway, suitable for off road parking and a small garden laid to lawn with

planted beds.

The rear of the property faces to the South enjoying dappled sunshine on the patio areas, a raised planted bedding area, gated to both sides with handrail steps to the accommodation. There is external lighting, water supply and a metal shed that is included within the sale.

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.

Services

Mains supplied gas, electric and water.

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.

Stone Valley Court is a small privately owned, over 50's site.

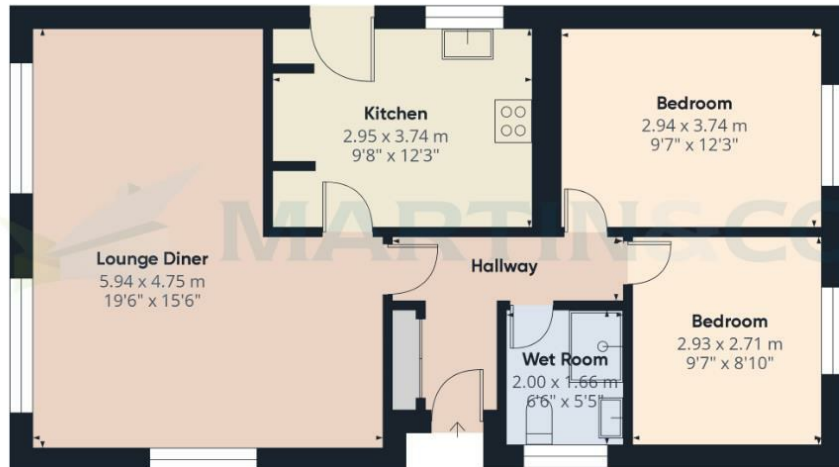
Park homes do not require an Energy Performance Certificate (EPC).

Ground Rent

£173.93 per calendar month, payable on the 1st of each month and is reviewed annually. May to April. This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

137.83 m²
1483.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.