

**FOR SALE**



**Cathedral View, Newark Road**  
**Asking Price Of £62,000**

  
**MARTIN&CO**





## Cathedral View, Newark Road

2 Bedrooms, 1 Bathroom

Asking Price Of £62,000

- Langford Delta 40x13
- Furnished Park Home
- Open Plan Living
- Fitted Kitchen
- Off Road Parking

40x13 BRAND NEW Furnished Langford Delta Park Home situated on a secure and well established site set in tranquil waterfront surroundings. 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. No chain.

KITCHEN/DINER 12' 7" x 8' 0" (3.84m x 2.44m) Base and eye level units with roll edge worktops, complimentary upstand and inset stainless steel sink and drainer. New World cooker with extractor over plus an integrated fridge freezer. PVC front and rear windows, PVC entrance door, vinyl flooring, spot lit ceiling and a storage cupboard housing the Morco combination boiler.

LIVING ROOM 15' 3" x 12' 7" (4.67m x 3.84m) Carpet flooring, radiator, spot lit ceiling, PVC French doors to the side and window to the rear plus electric feature fire.

HALL Carpet flooring, spot ceiling and radiator.

BATHROOM 8' 4" x 4' 3" (2.56m x 1.32m) max measurements. Low level WC, sink with vanity unit and a panel bath with shower head and hose attachment. PVC window to the front, vinyl flooring, heated radiator and spot lit ceiling with extractor.

BEDROOM 10' 6" x 7' 9" (3.22m x 2.38m) max measurements. PVC window to the rear, carpet flooring, radiator, spot lit ceiling plus fitted bedroom furniture housing the mains consumer unit.

BEDROOM 8' 0" x 5' 5" (2.44m x 1.66m) PVC window to the side, carpet flooring, radiator, spot lit ceiling and fitted bedroom furniture.

OUTSIDE Off road parking and outside space plus steps up to the accommodation.

GROUND RENT £210 per calendar month.  
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.



## Ground Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

### 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.