



**Cathedral View, Newark Road,
Lincoln**

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MARTIN & CO

Cathedral View, Newark Road, Lincoln

Park home

2 Bedrooms, 2 Bathroom

£69,950

Date Available:

Deposit:

- 38x12 Galaxy 7 Continental 2018
- Spacious Decking
- Air Conditioning in Living Room
- Modern Fitted Kitchen
- Off Road Parking
- No Onward Chain
- Located off Lincoln's A46 Bypass
- Well Established Over 50's Site
- Tenure - Freehold / Ground Rent - £230PCM
- Council Tax - N/A - EPC Rating - N/A

38x12 Galaxy 7 Continental 2018 Park Home situated on a secure and well established site set in tranquil waterfront surroundings. This immaculately presented home is offered for sale with no onward chain. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.



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Hallway

PVC entrance door with carpet flooring and fitted mat well, radiator, spot lit ceiling and a cupboard housing the Alpha gas central heating boiler.

Living Room

PVC French doors and side panels to the decked seating area, carpet flooring, PVC window, radiator, electric feature fire and spot lit ceiling. Wall mounted Mitsubishi premium air conditioning system providing heat and cooling when required.

Kitchen

Base and eye level units with square edge work surfaces and an inset stainless sink and drainer. Fitted oven and microwave plus an integrated fridge freezer, separate further freezer and a dishwasher. Two PVC windows, spot lit ceiling, additional feature work surface lighting and vinyl flooring.

Bedroom

PVC window, carpet flooring, radiator, spot lit ceiling and fitted bedroom furniture housing the consumer unit.

Bedroom

Being used as a walk in wardrobe and comprising of a PVC window, carpet flooring, spot lit ceiling and fitted wardrobes to both sides.

Shower Room

Low level WC, vanity sink and a mains thermostatic shower pod. PVC window, vinyl flooring, radiator, storage cupboard, spot lit ceiling and extractor.

Outside

Off road parking for two vehicles and a lawned garden with decorative gravelled hardstanding for hanging washing and potted plants. L shaped extended decking providing multiple seating areas plus external lighting and a further enclosed paved and gravelled patio seating area. Large plastic shed used as a utility room offering light and power, sink and work surface plus plumbing for a washing machine and tumble dryer. Security lighting, outside power sockets and water supply plus additional three smaller plastic sheds 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.

Ground Rent

£230 per calendar month, payable on the 1st of each month and is reviewed annually. This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agent Note

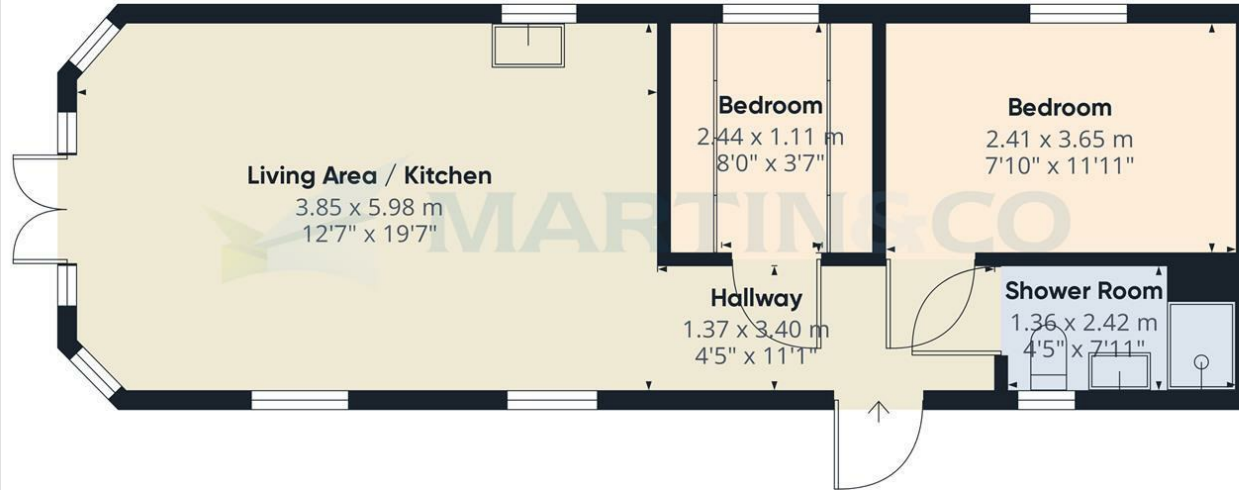
Under terms of the Mobile Homes Act, purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

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).





Approximate total area⁽¹⁾
44.16 m²
475.34 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 are based on RICS IPMS 3C standard.

GIRAFFE360

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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.