

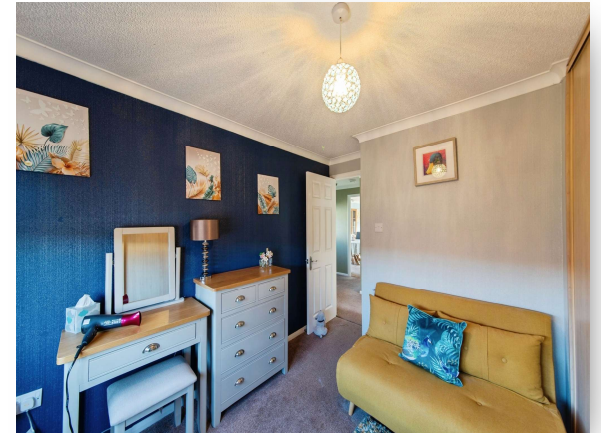
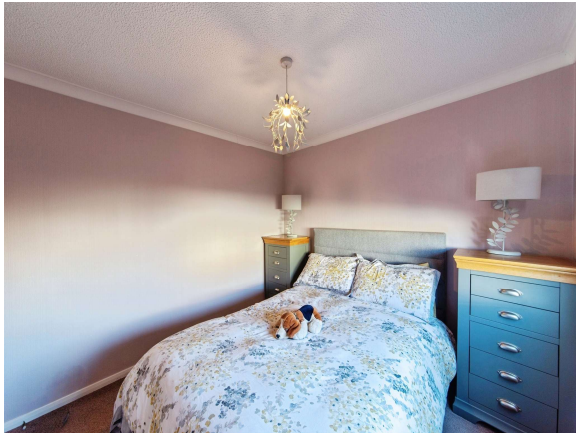


Riverbank Close Marina View, Dogdyke Lincoln LN4 4UJ

welcome to

Riverbank Close Marina View, Dogdyke Lincoln

A well-presented detached park home set in a peaceful position within a sought-after riverside development in Dogdyke, benefiting from a tidy rear garden with views over the lake. There is also a private driveway with parking for two cars and detached garage. NO CHAIN



Entrance Hall

Having a radiator and cupboard.

Lounge Diner

20' 10" max x 19' 4" max (6.35m max x 5.89m max)

Featuring a fireplace with electric fire, radiator, TV point, two windows to the rear and two windows to the side.

Kitchen

11' 3" x 9' 4" (3.43m x 2.84m)

Fitted with a range of wall and base units with work surfacing over, sink, cooker, space for fridge freezer, plumbing for washing machine and dishwasher, radiator, vinyl flooring, window to the rear and door to the garden.

Bedroom One

10' 9" max x 9' 4" (3.28m max x 2.84m)

There are built-in wardrobes, radiator and window to the side.

Bedroom Two

10' 9" max x 7' 9" (3.28m max x 2.36m)

Having a built-in wardrobe, radiator and window to the side.

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, radiator, vinyl flooring and window to the rear.

Outside

There is a driveway providing parking for two vehicles, lawned garden with low fence, field views and patio seating area to the side.

Garage

15' 2" x 9' 4" (4.62m x 2.84m)

Having up and over door and electric



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welcome to

Riverbank Close Marina View, Dogdyke Lincoln

- Beautifully presented park home on a popular development
- Private garden with views overlooking the lake
- Two good sized bedrooms
- Driveway for two cars and detached garage
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2220.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112931 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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