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Plumb Lodge, Pear Tree Manor, Wainfleet Bank, PE24 4ND



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£125,000

When it comes to
property it must be


lovelle

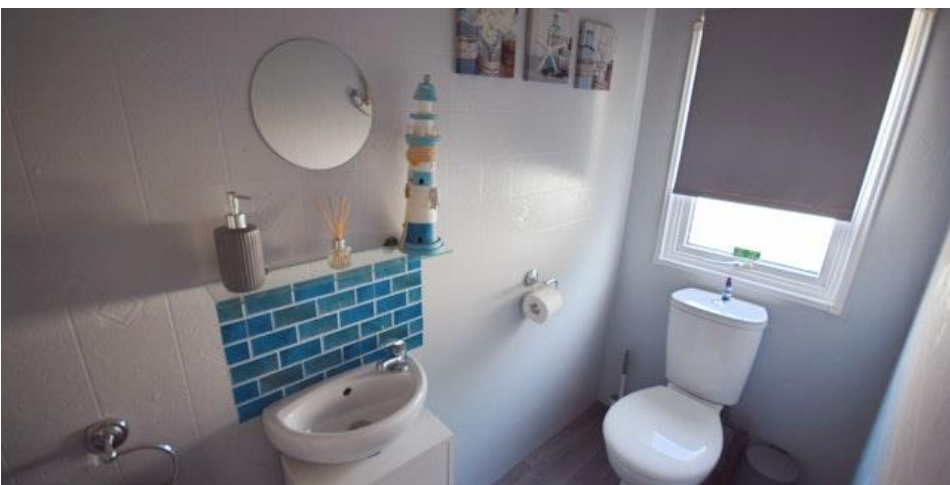
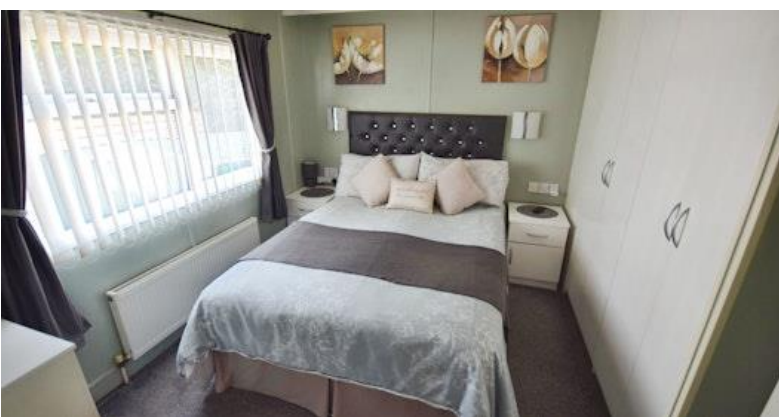


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Key Features

- Well Presented Park Home
- Two Bedrooms
- Open Plan Lounge, Kitchen, Diner
- Bathroom & En-Suite WC
- Driveway
- Pleasant Low Maintenance Gardens
- EPC rating Exempt
- Tenure: Leasehold





We are pleased to welcome this stunning newly decorated park home to the market. Located on a tranquil park for over 50's. This property comprises of; open plan living/dining/kitchen, bathroom, two double bedrooms and en-suite wc. To the outside of the property there are wraparound gardens laid to slab and gravel and enclosed with fencing and a driveway for two cars. The park this home is situated on is set in a tranquil location surrounded by beautiful open field views and river walks. Wainfleet village is 2 miles away and has a range of local pubs and eatery's along with shops, train station and a regular bus service.

Kitchen/Lounge/Diner

4.36m x 5.92m (14'4" x 19'5")

With Upvc entrance door to side aspect, two Upvc windows to front aspect and a further three Upvc windows to side aspect creating a lovely light space. The kitchen area comprises of; wall and base cupboards with worktop over, stainless steel sink, electric oven with gas hob and hood over, space for fridge and dishwasher and washing machine. The lounge and dining area comprises of; electric log burner with attractive surround, tv points on the wall, two radiators and cupboard housing the combi boiler.

Hall

With loft access and storage cupboard.

Bedroom One

2.38m x 2.97m (7'10" x 9'8")

With Upvc window to side aspect, large fitted wardrobes and chest of drawers, radiator and door to;

WC

0.98m x 2.26m (3'2" x 7'5")

With Upvc window to side aspect, radiator, low level wc and wash hand basin and extractor fan.

Bedroom Two

2.1m x 2.91m (6'11" x 9'6")

With Upvc window to rear aspect, radiator and tv point, fitted display unit.

Bathroom

1.85m x 2.03m (6'1" x 6'8")

With Upvc window to side aspect, panelled bath with rainfall shower over, low level wc, wash hand basin and radiator, shaver point, extractor fan.

Outside

Laid to gravel and slabs with side sitting area and wrap around gardens, enclosed by fencing. To the side of the property is a block paved driveway enough to fit two cars. To the rear of the property is a metal shed.

Services

The property has mains water and electricity and LPG gas central heating. This is an over 50's site. No children and only two pets allowed. A 10% charge is payable to the site on completion. The property is connected to a shared septic tank that provides private sewerage to the properties. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you

need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Great semi-rural position on small site located off Wainfleet Bank with open field views. The site is approximately 1.5 miles from Wainfleet Town which has railway station, mini supermarkets, various shops, pubs/restaurants and bus services.

Directions

From Skegness take the A52 south towards Boston. Take the second turning into Wainfleet (after the railway crossing) onto Boston Road. Go over the bridge and turn left at Batemans Brewery onto Mill Lane. Continue along going over the bridge for approx 1.5 miles and the turning into the site is on the right hand side.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

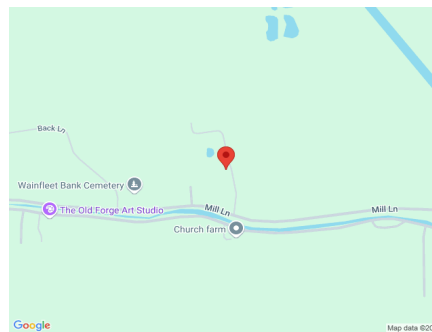
Material Information

Please note this property is sited on a small site, 5 minutes or 1.6 miles from the Market town of Wainfleet.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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