

Buy. Sell. Rent. Let.



Pemberton Arrondale, Southview Leisure, Skegness, PE25 2LA



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£79,995

When it comes to
property it must be


lovelle



£79,995



Key Features

- 42' x 16' Two Bedroom Lodge
- With Decking
- Situated on a Popular Holiday Park
- Huge Range of Facilities

- EPC rating Exempt
- Tenure: Leasehold





Fantastic lodge with large deck, direct lake views! This beautiful Pemberton Arrondale Lodge 42'x16' (2017 model). Accommodation comprises of; hallway, open plan lounge/kitchen/diner, master bedroom with en-suite, second bedroom and family bathroom with gas central heating and UPVC double glazing.

Hall

Entered via UPVC side entrance door, cupboard housing central heating boiler, shoe storage, vertical radiator, doors to;

Bedroom One

2.98m x 3.05m (9'10" x 10'0")

With three UPVC windows fitted wardrobes and dressing table, double bed, vertical radiator, door to;

Ensuite

1.87m x 1.73m (6'1" x 5'8")

With UPVC window to the side aspect, large shower cubicle, wash hand basin inset to vanity unit, low level WC, ladder style radiator, extractor fan.

Bedroom Two

2.98m x 2.75m (9'10" x 9'0")

(maximum dimensions) With UPVC window to the side aspect, vertical radiator, fitted wardrobe and dressing table, twin beds.

Bathroom

1.73m x 1.73m (5'8" x 5'8")

With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity unit, panelled bath, mixer tap and shower fitting, shower screen, ladder style radiator, extractor fan.

Kitchen/Diner/Lounge

6.67m x 4.80m (21'11" x 15'8")

With Bi-fold doors open to deck, five windows, two radiators, spotlights, kitchen area comprises; base and wall cupboards, larder cupboard, integrated fridge freezer, integrated double oven, integrated microwave, integrated washing machine, integrated dishwasher, inset stainless sink, central island with breakfast bar and feature lighting over.

Outside

Driveway and wrap around decking with glass balustrade and views over duck pond with waterfall and attractive planting and shrubs.

Services

The property has mains gas central heating, mains electricity, mains water and sewerage. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. Park open from 1st March to 5 January. Site fees range from £3995 to £8230. Please ask for a copy of the site rules for further detailed information. 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

Popular site on the edge of town with a wide range of facilities for the whole family to include; heated swimming pool with slide, sauna and steam room , fully equipped gym, large multi-sport courts, high ropes, climbing wall, Bear Grylls survival skills, Arts and crafts den, Trampoline park boathouse bar and restaurant, show bar with daily shows, events and bingo, VR experience and gaming area, crazy golf course, fishing lakes and owner only events.

Directions

From our office on Roman Bank, proceed along to The Ship traffic lights. Turn left onto Burgh Road. Continue along, past the petrol station and Spar shop. Proceed straight on at the traffic licence at the Welcome Pub. The entrance to the park will be found on the righthand side. On entering the Park you will find the sales suite on the righthand side before the barriers.

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

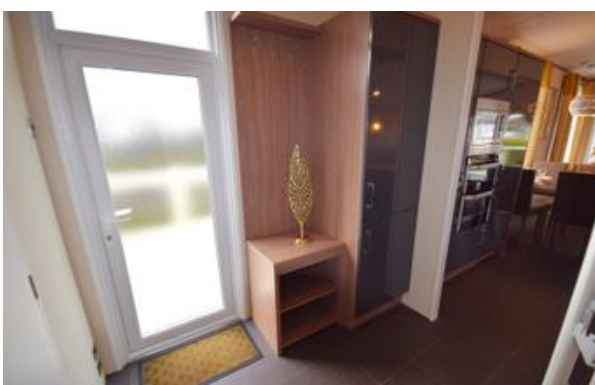
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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. 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.

Mortgage Advice

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.

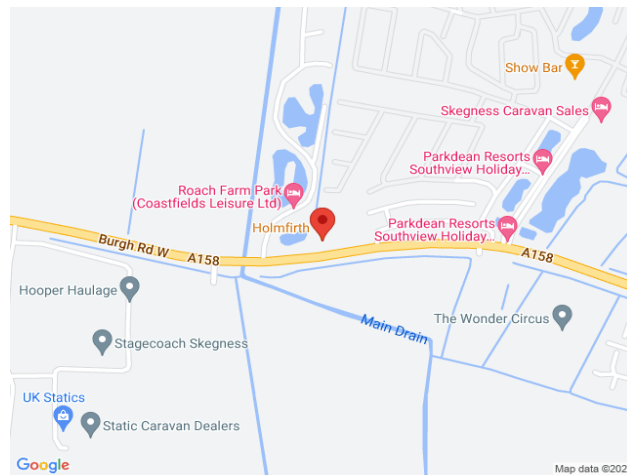
Energy Performance Certificate

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.



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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