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Pemberton Arrondale, Southview Leisure Park, Skegness,
PE25 2LA



£119,995

When it comes to
property it must be


lovelle



£119,995



Key Features

- 45' x 16' Two Bedroom Lodge
- With Decking and Hot Tub included
- Situated on a Popular Holiday Park
- Huge Range of Facilities
- EPC rating Exempt
- Tenure: Leasehold





Fantastic lodge with large deck, hot tub and direct lake views! (Hot tub included in the sale) This beautiful Pemberton Arrondale Lodge 45'x16' (2021 model) is BRAND NEW and very spacious and offers; large hallway, open plan lounge/kitchen/diner, utility room, master bedroom with en-suite, second bedroom and family bathroom with gas central heating and UPVC double glazing. This lodge has elevated specifications and a contemporary design approach graces the furniture and furnishings, utilising cool tones throughout with well-placed bursts of colour to captivate.

Hall

Entered via UPVC side entrance door, fitted cloaks and shoe cupboards, spotlights, vertical radiator, doors to;

Kitchen/Diner/Lounge

6.48m x 4.82m (21'4" x 15'10")

The kitchen area comprises of fitted base and wall cupboards and drawers, integrated dishwasher, 1 and 1/2 bowl sink, integrated fridge freezer, integrated gas double oven, integrated microwave, integrated 5 ring gas hob, extractor over, central island unit, integrated breakfast bar with feature lights over, open to lounge/Dining area with four seater dining table, corner sofa and two armchairs, UPVC windows, bi-fold doors to the deck with lake view, spotlights, two radiators, feature fireplace.

Utility Room

2.99m x 1.43m (9'10" x 4'8")

UPVC window to the side aspect, radiator, fitted with base and wall cupboards, stainless steel sink, integrated washing machine.

Bedroom One

2.99m x 3.03m (9'10" x 9'11")

With three UPVC windows to the side and rear aspects, king sized bed, fitted bedroom furniture and wardrobes, vertical radiator, door to;

Ensuite

1.87m x 1.70m (6'1" x 5'7")

With UPVC window to the side aspect, radiator, large walk-in shower enclosure, wash hand basin inset to vanity unit, low level WC, extractor fan.

Bedroom Two

2.60m x 2.14m (8'6" x 7'0")

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

Bathroom

1.70m x 7.33m (5'7" x 24'0")

With UPVC window to the side aspect, low level WC, wash hand basin inset into vanity unit, panelled bath with mixer tap and shower attachment, radiator, extractor fan.

Outside

Large wrap around deck with glass balustrade, plus hot tub and lovely deck and plot to enjoy the lake views.

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 and the petrol station. Proceed across the traffic licence at the Welcome Pub. The entrance to the park will be found on the right hand side. On entering the park take a left at the fourth roundabout, take a right just before the lake and then the second left and after the right turn the next left. Proceed to the end of the road and the property will be found on the left.

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

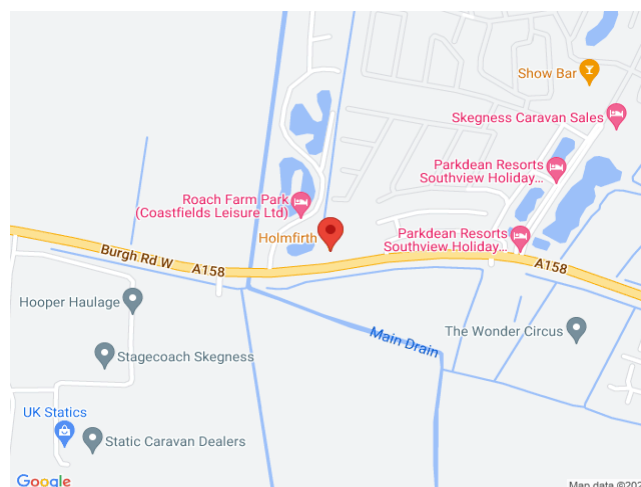
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

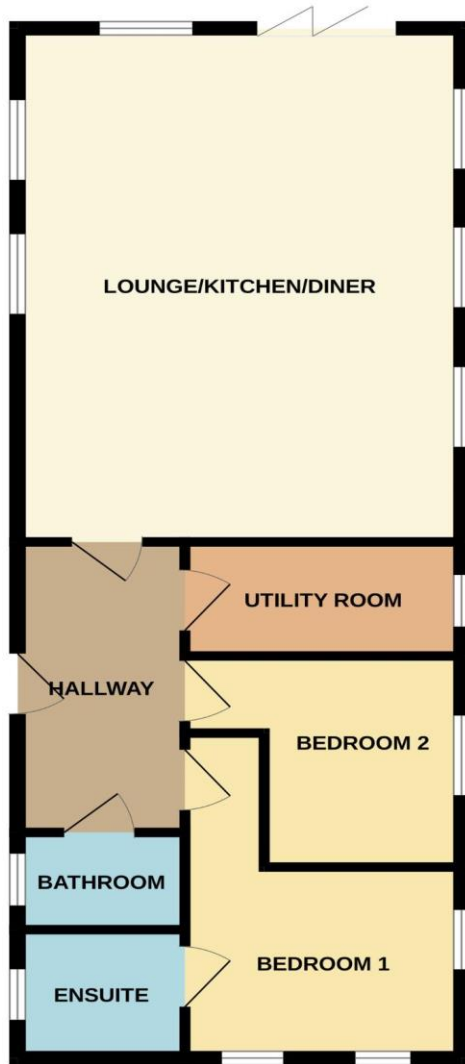
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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