

Buy. Sell. Rent. Let.



123 Mallard Way, Beacon Park, Skegness, PE25 1TF



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2

£120,000

When it comes to  
property it must be

  
**lovelle**



£120,000



### Key Features

- NO CHAIN
- Double Park Home
- Lounge
- Dining Room
- Two Bedrooms
- Driveway and Garage
- EPC rating Exempt
- Tenure: Leasehold



For sale with NO ONWARD CHAIN! Located on a popular site with a pub/club, hairdressers, lakes and within a few hundred metres of the bus stop. This lovely park home has a low maintenance garden and a wider than average driveway and a single garage. The accommodation comprises; lounge, dining room, kitchen, shower room and two bedrooms with UPVC double glazing and gas central heating.

### Lounge

5.89m x 3.31m (19'4" x 10'11")

Entered via a UPVC side entrance door with three UPVC windows to two aspects, two radiators, electric fire with marble hearth and wooden surround, open doorway to;

### Dining Room

2.99m x 2.27m (9'10" x 7'5")

With UPVC window to the side aspect, radiator, doors to hall and;

### Kitchen

2.87m x 3.18m (9'5" x 10'5")

With UPVC window and door to side aspect, fitted base and wall cupboards, work tops over, single drainer sink, integrated electric oven, integrated gas hob, space for fridge freezer, space for washing machine and tumble dryer, radiator, cupboard housing Worcester central heating boiler.

### Hall

Storage cupboard, doors to;

### Bedroom One

2.87m x 2.99m (9'5" x 9'10")

With UPVC window to the side aspect, fitted wardrobe, dressing table, radiator.

### Bedroom Two

2.13m x 2.87m (7'0" x 9'5")

With UPVC window to the rear aspect, fitted cupboard, dressing table, radiator.

### Shower Room

1.71m x 1.99m (5'7" x 6'6")

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

### Outside

To the side is a wide driveway leading to a single garage. To the other side and the rear the garden is laid to patio and gravel.

### Services

The property has mains gas central heating, water, sewerage and electricity. 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

Located on the ever popular Beacon Park Village which has the benefits of a hairdressers, pub/restaurant on site, two fishing lakes with exclusive use by residents and their guests. There is a regular bus service which stops on Beacon Way within a few hundred yards of Beacon Park Village.

## Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Continue along past the petrol station and Spar shop and turn right onto Burgh Old Road. Go straight on at the mini roundabout onto Beacon Way. Then your first left turning will lead you into Beacon Park Village. Bear right as you approach the pub and then turn left onto kingfisher Drive.

## 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.

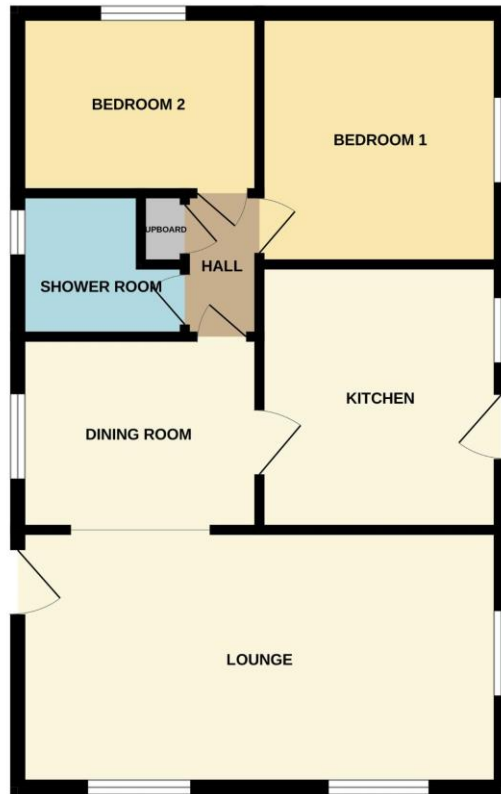
## Energy Performance Certificate

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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