

Buy. Sell. Rent. Let.



11 Lyndhurst, Sea Lane, Ingoldmells, PE25 1PD



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Guide Price £80,000

When it comes to  
property it must be

  
**lovelle**



£80,000



- Key Features**
- Immaculate Parkhome sited 2020
  - Lounge-Diner with French Doors to Decking
  - Kitchen
  - Shower Room

- LPG Gas Central Heating
- UPVC Double Glazing
- EPC rating Exempt
- Tenure: Leasehold





FOR SALE WITH NO ONWARD CHAIN! Beautiful parkhome, sited 2020, offering great over 55's accommodation on small site in popular coastal village. The accommodation comprises two bedrooms, shower room, kitchen, L-shaped lounge/diner with French doors onto decking. There is space to park a car, with gardens laid to block paving and two sheds to the front and UPVC decking to the side and lawn to the rear. For sale with no onward chain with LPG gas central heating and UPVC double glazing. Ingoldmells is a well served coastal village with doctors, mini supermarket, various shops, cafes, restaurants/pubs and regular bus services.

### Lounge/Diner

2.91m x 4.35m (9'6" x 14'4")

(L Shaped Room) Entered via a UPVC side door, with UPVC French doors to the deck area, two UPVC windows, three radiators, electric fire and surround, TV stand, dining table and chairs, doors to;

### Kitchen

2.77m x 2.41m (9'1" x 7'11")

With UPVC window to the side aspect, fitted with range of base and wall cupboards with worktops over, stainless steel sink, central heating boiler, integrated electric oven and gas hob, extractor over, integrated washing machine, integrated fridge freezer, integrated dishwasher.

### Hall

With radiator, doors to;

### Shower Room

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

With UPVC window to the side aspect, low level WC, washing hand basin inset to vanity unit, corner shower cubicle, radiator.

### Bedroom One

3.00m x 2.77m (9'10" x 9'1")

With UPVC window to the rear aspect, radiator, fitted wardrobes, chest of drawers and bedside tables.

### Bedroom Two

2.07m x 2.81m (6'10" x 9'2")

With UPVC window to the rear aspect, radiator, fitted wardrobes and bedside table.

### Outside

The front garden is laid to block paving and lawn with two metal sheds. The rear garden is laid to lawn with a rotary washing line. To the side is a good sized deck with glass balustrade.

### Location

Ingoldmells has good village amenities including doctors, regular bus services, pubs, cafes, restaurants, Tesco Express, butchers plus various other shops! The lovely sandy beach is also less than a mile from the property!

### Services

The property has LPG gas central heating, mains electricity, mains water and sewerage. The property is a leasehold parkhome with current ground rent/service charges of £2040 per year (2024). 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. The annual ground rent is £2040.

## Directions

From Skegness take the A52 north on Roman Bank. Go past Butlins and enter the village of Ingoldmells. On the sharp left hand bend (The Ship Inn on your right hand side) turn right onto Sea Lane. Turn left immediately after Maple Lodge B & B and go over the speed bumps and turn right into the park and it is first on the left 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. 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.

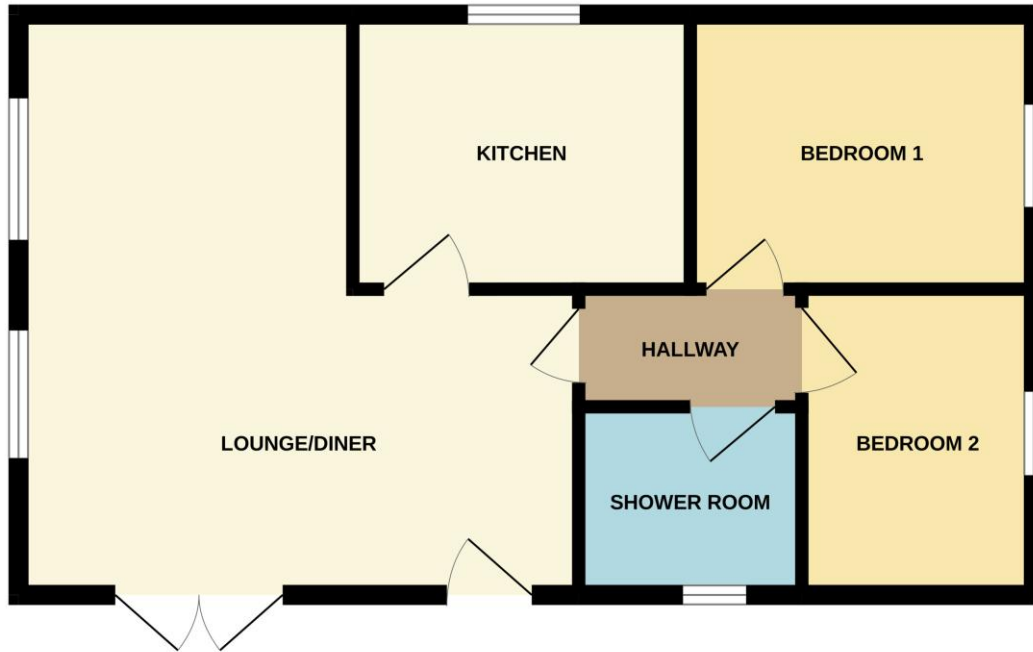
## Agents Notes

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

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GROUND FLOOR



When it comes to **property**  
it must be

  
**lovelle**

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