

Buy. Sell. Rent. Let.



Lodge 53 Sunset Brook, Old Chequers Inn, Skegness, PE24 4PF



3



2



1

£65,000

When it comes to
property it must be


lovelle



£65,000



Key Features

- NO CHAIN
- Brand New Bespoke Country Retreat
- Three Bedrooms
- Shower Room and En Suite Shower Room to Master
- Open Views
- Quiet Countryside Location
- Tenure: Leasehold





For sale with NO CHAIN! Fantastic spot on a small quiet site with pleasant open views to three sides! Brand new, bespoke country retreat! Built by Regent Luxury Lodges this beautifully presented three bedroom lodge has a well equipped kitchen with integrated appliances open plan to lounge-diner, plus shower room and ensuite shower room to the master bedroom. Driveway next to your plot to provide off road car parking space.

Hall

Entered via a UPVC door with radiator, laminate flooring, doors to;

Bedroom One

1.96m x 2.84m (6'5" x 9'4")

With UPVC window to the side aspect, radiator, fitted wardrobe, double bed and door to;

Ensuite

1.98m x 1.57m (6'6" x 5'2")

With UPVC window to the side aspect, low level WC, shower cubicle, wash hand basin inset into vanity unit, ladder style radiator, cupboard housing central heating boiler.

Bedroom Two

1.99m x 2.85m (6'6" x 9'5")

With UPVC window to the side aspect, radiator, fitted wardrobe and double bed.

Bedroom Three

2.40m x 1.63m (7'11" x 5'4")

With UPVC window to the side aspect, radiator, fitted wardrobe and single bed.

Shower Room

1.98m x 1.57m (6'6" x 5'2")

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

Lounge/Kitchen/Diner

4.50m x 4.07m (14'10" x 13'5")

With two UPVC windows, UPVC French doors, laminate flooring, two seater sofa bed and two seater sofa, dining table and four chairs, fitted kitchen comprising; base cupboards with worktops over, stainless steel sink, integrated gas hob, extractor over, integrated washing machine, integrated dishwasher, tall larder cupboards, integrated fridge freezer, integrated double oven, spotlights. All brand new contents included in the sale.

Outside

With gravelled car parking, open plan gardens laid to lawn. Located at the bottom of the site so only one neighbour and fantastic open field views. Residents also benefit from 10% discount on food and drink from The Old Chequers Inn on site.

Charges

Ground rent and maintenance fees are £2,566.15 + VAT for the 12 month season.

Services

The property has LPG gas heating, mains water and electricity, private sewerage. The Park Rules prevent sub letting, max 2 dogs (prohibits dogs on the Dangerous Dogs Act 1991), max 2 cars (no motorhomes etc). Decking can be added, max 4' width. The site allows 12 month occupancy but is a holiday home so you are required to provide evidence that you have a permanent residence elsewhere. No age restrictions, children allowed. We have not tested any heating systems, fixtures, appliances or services. Lovelle 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

Croft is a small village five miles from Skegness and 1.5 miles from the Market Town of Wainfleet. It has a pretty church, pub and surrounded by arable and pastureland. This property sits beside a waterway offering a pretty outlook across the water and the surrounding fields and only one caravan next to it. The Old Chequers Pub is on the site and offers a 10% discount on food and drink to lodge owners.

Directions

From Skegness take the A52 south towards Boston for approximately 4 miles. Take the right turn signposted Croft. Take the next turn left and follow the road to the end. At the T junction, turn right and follow the road until you reach The Old Chequers Inn on the right hand side. The turning for the site is just before the Pub.

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.

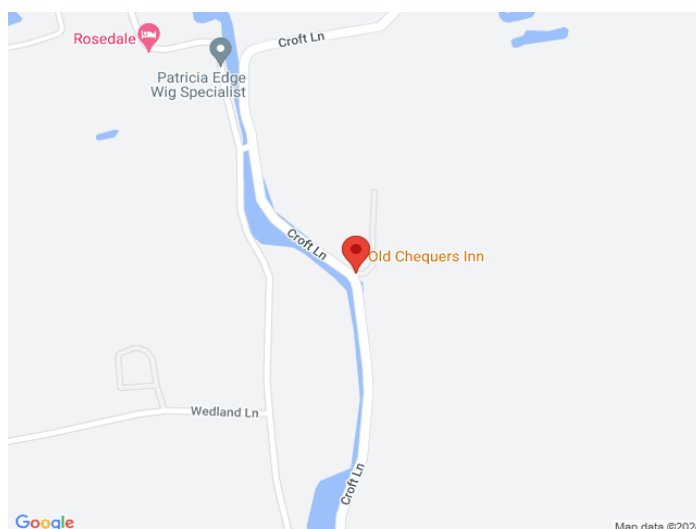
Energy Performance Certificate

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.

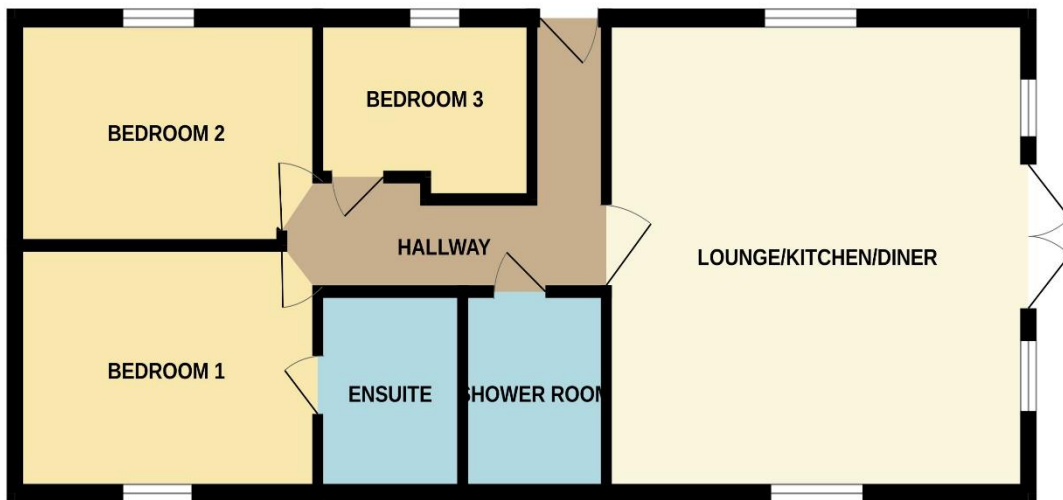


The Old Chequers Inn

The Old Chequers Inn is a warm and friendly pub situated on the bank of the River Lymn in the village of Croft. It is a listed building and is believed to be the oldest Inn in Lincolnshire. Surrounded by open countryside this is truly a country Inn worth a visit. In the winter there is a roaring fire and in the summer plenty of areas to sit outside.

<https://www.oldchequerscroft.co.uk/>

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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