

Buy. Sell. Rent. Let.



15 Lyndhurst Estate, Skegness, PE25 1PD



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£110,000

When it comes to  
property it must be

  
**lovelle**



£110,000



### Key Features

- Delightful Park home
- Allocated Parking Space
- Attractive Garden
- Two Bedrooms
- EPC rating Exempt
- Tenure: Leasehold



Two bedroom Parkhome offering great over 50's accommodation on small site in popular coastal village. The accommodation comprises; two bedrooms, bathroom, kitchen diner and lounge. There is a garden with lawn, block paving and patio, a green house and metal gazebo, with LPG gas central heating and UPVC double glazing. Allocated parking space.

### Hall

Entered via a UPVC door, doors to;

### Bedroom One

3.53m x 2.44m (11'7" x 8'0")

With UPVC window to the side aspect, fitted wardrobes and chest of drawers, radiator.

### Bathroom

2.58m x 1.43m (8'6" x 4'8")

With UPVC window to the side aspect, pedestal wash hand basin, low level WC, panelled bath with mixer tap/shower attachment, ladder style radiator, tiled walls, vinyl flooring, extractor fan.

### Bedroom Two

2.59m x 2.49m (8'6" x 8'2")

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

### Kitchen/Diner

3.52m x 2.53m (11'6" x 8'4")

With UPVC windows to both sides, radiator, fitted with base and wall cupboards with worktops over, stainless steel sink, integrated gas hob, extractor fan over, integrated electric oven, space for washing machine, cupboard housing central heating boiler (new in 2021) space for tall fridge freezer, radiator, doors to;

### Lounge

3.58m x 3.14m (11'8" x 10'4")

With UPVC window to the front aspect, radiator, French doors to patio, electric fire and surround.

### Outside

The gardens are laid to lawn, block paving and patio, green house, raised patio with balustrade, metal gazebo and enclosed by fencing. There is an allocated parking space.

### Services

The current ground rent/maintenance is £162 per cm and the unit was sited in 2012. The property has LPG gas central heating, mains electricity, mains water and sewerage. All light fittings, carpets, floor coverings, curtains, blinds and nets included. 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

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!

## 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.

## 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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