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15 South Avenue, Skegness, PE25 1NZ



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£83,000

When it comes to
property it must be


lovelle



£83,000



Key Features

- Popular Over 50's Park Home
- Dining/Kitchen
- One Double Bedroom
- Attractive Gardens
- EPC rating Exempt
- Tenure: Leasehold



A well presented Park Home, situated on the popular residential Whitehaven Park in Ingoldmells, the accommodation comprises; a well-equipped dining/kitchen, lounge, three piece bathroom and good sized double bedroom, with garden store and LPG gas fired heating.

Hall

Accessed via a UPVC door, store cupboard, radiator, doors to;

Shower Room

With an electric shower in cubicle, wash hand basin, and low level WC, tiled walls, UPVC window to the side aspect, radiator, fitted cupboard, vinyl flooring.

Bedroom

2.97m x 2.84m (9'8" x 9'4")

With UPVC window to the rear aspect, radiator, fitted open fronted wardrobes and shelving.

Kitchen

3.30m x 3.00m (10'10" x 9'10")

With dual aspect UPVC windows, fitted kitchen with a range of base and wall drawer units with work tops over. With inset 1 and 1/2 bowl sink unit, freestanding oven with extractor over, space for fridge and freezer, space for washing machine, radiator, cupboard housing the central heating boiler.

Lounge

3.58m x 2.97m (11'8" x 9'8")

With dual aspect UPVC windows, French doors to outside, TV point, electric fire with surround, sideboard.

Outside

There are delightful gardens laid to patio, gravel and lawn with a useful storage shed with power and light, with tumble dryer and chest freezer.

Services

The property has water, sewerage and electricity and LPG gas central heating. This is an over 50's site. Only one pet is allowed. There is a 10% charge payable to the park on completion. 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 Popular RESIDENTIAL OVER 50's WHITEHAVEN PARK in Ingoldmells. Well served with various shops, mini supermarket, doctors, pubs/restaurants, cafes and regular bus services.

Directions

From our office on Roman Bank follow the A52 for approx. 4 miles. Take a right turn onto Sea Lane (The Ship pub is on the corner of the junction) Follow the road for a few 100 yards and go past the car park for the Whitehaven site and take the left hand turn next to the Maple Lodge Guesthouse. Go straight on over the speed bumps and follow the road straight on. Parking can be found on the left hand side. No15 can be found behind No12.

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

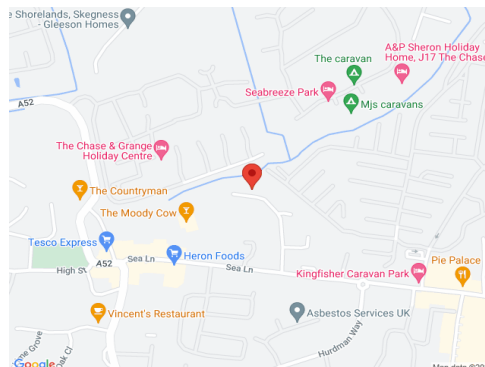
Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

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.





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