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Europa Mulberry Neo, Kelsey Woods Country Park, PE23 5PP



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£54,995

When it comes to
property it must be


lovelle



£54,995



Key Features

- Open Plan Lounge/Diner/Kitchen
- Built in Appliances
- Master Bedroom with En-Suite WC and Walk in Wardrobe
- Twin Bedroom
- Tranquil Location
- Country Park
- EPC rating Exempt
- Tenure: Leasehold





Well presented Europa Mulberry Neo (2022) located on a fantastic country park with pretty gardens and lake views! For sale with NO ONWARD CHAIN, this beautiful holiday home offers accommodation; open plan lounge/kitchen/diner, double bedroom with en-suite WC, twin bedroom and shower room with LPG gas central heating and UPVC double glazing. There is a gravelled driveway, metal storage shed and UPVC wrap around deck with views over the lake and pretty gardens to the rear. Fantastic, peaceful park with wooded walkways and several lakes and open fields around.

Living/Kitchen/Dining room

3.61m x 6.29m (11'10" x 20'7")

Entered via UPVC side door with eight UPVC windows and UPVC French doors to the decking so an abundance of natural light. Lounge area is carpeted with ceiling light point and spotlights with radiator, electric fire, two sofas, TV stand, display cabinet and coffee table. The kitchen area has vinyl flooring, four seater dining table, fitted with range of base and wall cupboards with work tops over, inset stainless steel sink, integrated gas double oven, gas hob, extractor hood over, integrated slim line dishwasher, integrated microwave, integrated fridge freezer, radiator, spotlights, cupboard housing the central heating boiler, door to;

Hall

With vinyl flooring, radiator, doors to;

Bedroom One

2.74m x 2.75m (9'0" x 9'0")

A carpeted room with spotlights, UPVC window to the rear, radiator, fitted wardrobes and dressing table, double bed, TV point, door to;

WC

With low level WC, wash hand basin, radiator, vinyl flooring, UPVC window to the side aspect, spotlights.

Bedroom Two

2.50m x 1.68m (8'2" x 5'6")

A carpeted room, with spotlights, UPVC window to the side aspect, twin beds, fitted bedroom furniture and wardrobe.

Shower Room

2.05m x 1.05m (6'8" x 3'5")

With UPVC window to the side aspect, vinyl flooring, low level WC, shower enclosure, wash hand basin inset to vanity unit, radiator, spotlights, extractor fan.

Outside

There is a gravelled driveway next to the lodge and patio area to the rear with metal shed. There is a wrap around UPVC deck with balustrade and views over to the lake. To the rear is a pleasant communal garden area laid to gravel with trees, flowers and plants and lawned area.

The Park

A 5* Holiday Country Park set in 16 acres, open 52 weeks of the year, in a dream location; perfect for all country lovers. The Park is perfect for the country lover, 5 minutes from the foothills of the Lincolnshire Wolds and yet only 15 minutes from bustling Skegness and Ingoldmells. Within the site there are numerous things to do from

lake fishing to the history filled woodland walks there is something to suit everybody. Kelsey Wood Country Park is steeped in history as it was once part of a 14th Century Manorial complex associated with the Kelsay Family referred to in 1507. The original moat is still present. It was also home to 207 Squadron who flew the Lancaster Bomber during WWII and RAF memorial is across the road.

Services

The property has LPG gas central heating, mains electricity, mains water and sewerage. Site fees are £3,300 for single units and £3,400 for twin, these are due in September and are reviewed annually. Please note the fees are paid up until September 2024. The site will require a copy ID ie a driving licence and proof of a council tax bill. Please note that 10% of the sale price is payable to the site on completion. 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

Kelsey Wood Country Park is just 15 minutes inland from Skegness and 5 minutes from the foothills of the Lincolnshire Wolds. It is surrounded by country lanes and is an ideal location for cycling, walking and horse riding. Beautifully landscaped site with three lakes and wooded walkways through to a picnic area and wildlife meadow with open farmland views. Great place to relax and enjoy the wildlife a lovely rural retreat! Spilsby and Burgh le Marsh are both 5 minutes drive away with a variety of pubs, restaurants and cafés.

Directions

From our Skegness branch head north on Roman Bank/A52 towards Ida Road. Take Lincoln Road to Burgh Road/A158 and continue on A158 to Gunby roundabout. Take the first exit carrying onto the A15a and then take your next left onto Gunby lane. Follow the road until a sharp left and take the right turning on the bend. Follow the road and Kelsey Woods can be found on your 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 approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





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