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Cedar Lodge, Pear Tree Manor Park, Wainfleet Bank, PE24 4ND



£95,000

When it comes to
property it must be


lovelle



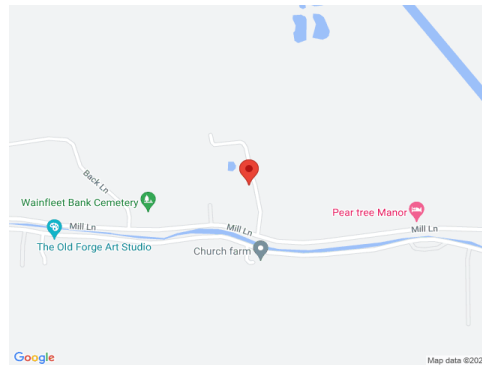
£95,000



Key Features

- NO ONWARD CHAIN
- Well Presented Parkhome on Quiet Site
- Open Field Views
- Block Paved Driveway
- EPC rating Exempt
- Tenure: Leasehold





For sale with NO ONWARD CHAIN! Very well presented two bedroom Parkhome on quiet site with OPEN FIELD VIEWS! This great Parkhome is located on the edge of this small park so offers a tranquil setting overlooking open fields and countryside. This small park of only 23 Parkhomes is in a fabulous quiet country lane position but also only 1.5 miles from the Market Town of Wainfleet with amenities including Train station, mini supermarket, various other shops, petrol station, pubs/restaurants and bus services. We also benefit from the Call Connect bus service to serve you directly to the site. The accommodation for this 2010 Tingdene home comprises; lounge-diner open plan to the kitchen, bathroom, two double bedrooms with LP gas central heating and UPVC double glazing. Outside the property has well maintained gardens to the front and rear plus a UPVC sun deck and a block paved driveway.

Hall

Entered via UPVC door, open to the lounge/diner, door to;

Utilities Cupboard

With worksurface and space beneath for washing machine, coat storage hooks.

Lounge/Diner

3.89m x 5.87m (12'10" x 19'4")

With two UPVC windows overlooking fields, UPVC door to the deck, two radiators, electric fire with wooden surround, coving, cupboard for airing, open to kitchen, doors to bedrooms and bathroom.

Kitchen

2.86m x 2.96m (9'5" x 9'8")

With UPVC window to the front aspect, fitted with range of base and wall cupboards with worktops over, stainless steel sink, plinth heater, Fridgidaire fridge freezer, electric oven, integrated gas hob, extractor over, Baxi combi boiler, coving.

Bathroom

1.68m x 1.94m (5'6" x 6'5")

With UPVC window to the side aspect, panel bath with shower over and screen, wash hand basin inset to vanity unit, radiator, tiled floor and tiling to walls where appropriate, extractor fan.

Bedroom One

2.86m x 2.87m (9'5" x 9'5")

With UPVC window to the rear aspect, radiator, fitted wardrobe (with radiator inside, hanging and shelving).

Bedroom Two

2.25m x 2.86m (7'5" x 9'5")

With UPVC window to the side aspect, radiator, coving.

Outside

To the front is a flower bed and to the side is a block paved driveway and the garden being laid to lawn with planted borders. UPVC steps and decking lead to the front door. To the rear is a further garden laid to lawn with planted borders and open views, UPVC decking from the lounge. The gardens are enclosed by hedging.

Service Charges

Ground rent and transfer fee TBC

Services

The property has mains water and electricity and LPG gas central heating. The property is connected to a shared septic tank that provides private sewerage to the properties. 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

Great semi-rural position on small site located off Wainfleet Bank with open field views. The site is approximately 1.5 miles from Wainfleet Town which has railway station, mini supermarkets, various shops, pubs/restaurants and bus services.

Directions

From Skegness take the A52 south towards Boston. Take the second turning into Wainfleet (after the railway crossing) onto Boston Road. Go over the bridge and turn left at Batemans Brewery onto Mill Lane. Continue along going over the bridge for approximately 1.5 miles and the turning into the site is on the right 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.

Mortgage Advice

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. 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.



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