

Buy. Sell. Rent. Let.



19a Sunnyside Park, Ingoldmells, PE25 1SA



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£110,000

When it comes to  
property it must be

  
lovelle



£110,000



### Key Features

- No Chain
- Two Bedrooms both with Fitted Wardrobes
- Lounge-Diner & Kitchen
- Attractive Shower Room
- Block Paved Driveway
- Pleasant Gardens to All Sides
- EPC: Exempt
- Tenure: Leasehold





For sale with NO ONWARD CHAIN! Well presented, two bedroom Parkhome for over 50's on popular site, close to amenities! The accommodation comprises; hallway, two bedrooms both with fitted wardrobes, attractive shower room, kitchen, lounge-diner with LPG gas central heating and UPVC double glazing. There is a block paved driveway and gardens to all sides of the Parkhome.

### Hall

Entered via UPVC door, radiator, two cloaks cupboards, loft access, store cupboard, doors to;

### Bedroom One

3.25m x 2.86m (10'8" x 9'5")

With UPVC window to the side aspect, radiator, fitted wardrobes, dressing table, coving.

### Bedroom Two

3.41m x 2.08m (11'2" x 6'10")

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

### Shower Room

2.05m x 1.69m (6'8" x 5'6")

With UPVC window to the side aspect, shower enclosure, low level WC, wash hand basin inset to vanity unit, radiator, panelled walls, coving, extractor fan.

### Kitchen

3.25m x 2.92m (10'8" x 9'7")

With UPVC window and door to the side aspect, fitted with a range of base and wall cupboards with worktops over, stainless steel 1+1/2 bowl sink, integrated electric oven, integrated gas hob, extractor over, space for washing machine, space for dishwasher, space for fridge freezer, radiator, coving, larder cupboard.

### Living/Dining Room

5.93m x 4.37m (19'6" x 14'4")

(reducing 3.728) With UPVC windows to the front and side aspects, two radiators, electric fire with surround, coving.

### Outside

Situated on a corner plot, with plants and shrubs, paths, patio areas and gravel, concrete shed, metal shed and block paved driveway.

### Services

The property has mains water, sewerage and electricity and LPG gas central heating. The ground rent is £2504.64 per annum. There are no birds to be kept at the property and only 1 cat or 1 dog is allowed. 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 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. Enter Ingoldmells and 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 the park will be found on the right hand side, go in over the speed bump and turn left. The Parkhome can be found at the end of the car parking area.

## 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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