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33 The Swallows, Kelsey Wood Country Park Ltd,  
Monksthorpe, PE23 5PP



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£75,000

When it comes to  
property it must be

  
lovelle





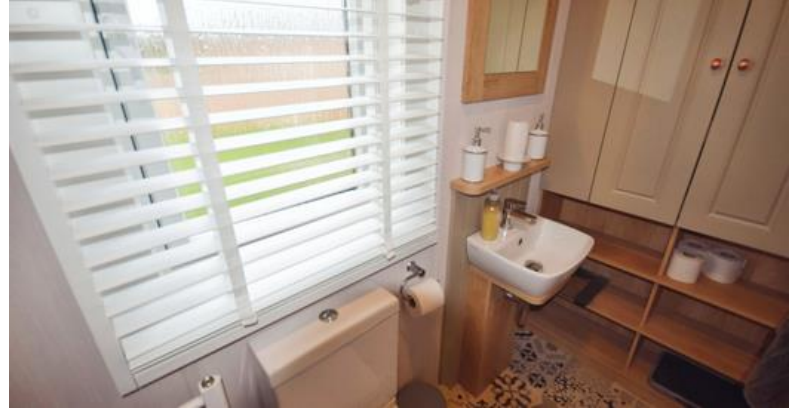
£75,000



### Key Features

- NO ONWARD CHAIN
- Immaculate 2023 Swift Vendee Lodge
- 42' x 13' with Decking Overlooking Fishing Lake
- Great Position on Pleasant Country Park
- Two Bedrooms
- Two Shower Rooms
- EPC rating Exempt
- Tenure: Leasehold
- Site Fees Paid Until September 2025







For sale with NO ONWARD CHAIN! The Swift Vendee is an impressive 2023, 42' x 13' lodge sited on a 16 acre 5\* country park in a dream location. This model offers modern, spacious living, a great place to unwind. The classic styling and decor providing a perfect retreat from your busy lives. An entrance hallway, open plan living space, master bedroom with ensuite, twin bedroom and family shower room. Wrap around decking overlooks a lovely fishing lake.

## Hallway

Entered via UPVC entrance door with fitted cupboards, radiator, doors to;

## Lounge/Kitchen/Diner

3.77m x 5.95m (12'5" x 19'6")

Lovely and light and bright with five UPVC windows, skylight, UPVC French doors opening onto the decking, two radiators, electric stove effect fire with surround, base and wall cupboards, fitted work surfaces, integrated gas double oven and 5 ring hob with extractor fan over, single drainer sink, integrated fridge-freezer, integrated washing machine, integrated dishwasher, integrated microwave, spotlights and feature ceiling lights, two sofas and dining table and four chairs.

## Bedroom One

2.66m x 4.23m (8'8" x 13'11")

With UPVC window to the side aspect, UPVC full length window to the rear aspect, radiator, king size ottoman bed and fitted wardrobes and bedroom furniture, spotlights, door to;

## En-Suite

With UPVC window, shower cubicle, ladder style radiator, low level wc, wash hand basin, fitted cupboards and shelving, extractor fan.

## Bedroom Two

1.85m x 2.69m (6'1" x 8'10")

With UPVC window to the side aspect, radiator, twin beds, fitted wardrobe and dressing table.

## Shower Room

1.05m x 2.18m (3'5" x 7'2")

With UPVC window to the side aspect, low level wc, wash hand basin, shower cubicle, fitted cupboard, ladder style radiator, extractor fan, spotlights.

## Outside

There is a gravelled driveway and wrap around composite decking. Communal gardens around the lake laid to lawn and lawns and trees to the rear.

## 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 ground rent has been paid up until September 2025. The site will require a copy ID ie a driving licence and proof of a council tax bill. Please note 10% of the sales price is to be paid 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.

## Location

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

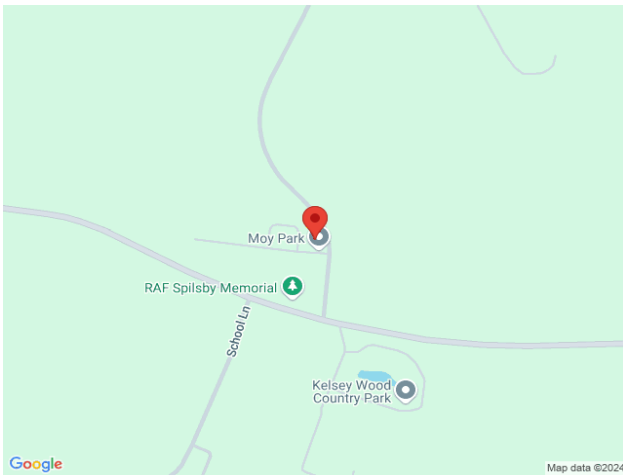
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## 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.

## Energy Performance Certificate

This property is exempt from requiring an Energy Performance Certificate.



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