

Buy. Sell. Rent. Let.



Abi Westwood, Kelsey Woods Country Park, Monksthorpe, PE23 5PP



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£74,995

When it comes to  
property it must be

  
lovelle



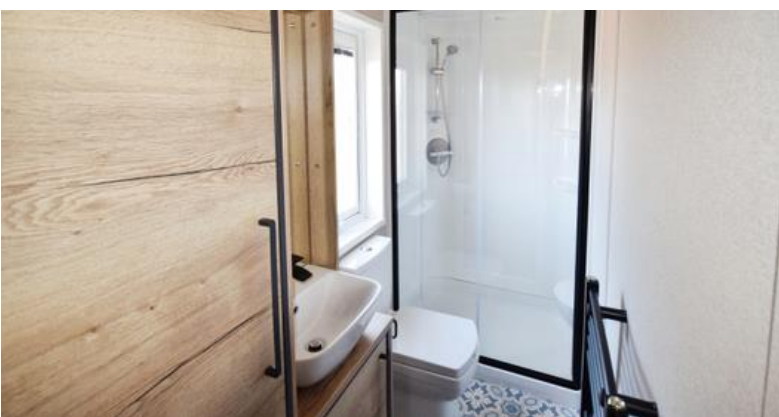
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### Key Features

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







Abi Westwood 202243" x 13". Escape the everyday in your own country retreat. Blending rural character with modern looks, the spacious Westwood Lodge with its wrap around glass decking, offers residential specification for year-round getaways in the utmost comfort, with a welcoming interior providing plenty of room for the whole family. Built to last.

## Hall

Entered via a UPVC side entrance door, with radiator, fitted storage, coat hooks, mirror, spotlights, doors to;

## Open Plan Living Room/Kitchen/Dining Room

6.22m x 4.14m (20'5" x 13'7")

With five UPVC windows, Velux skylight window, UPVC patio doors, vertical radiator, further radiator. Lounge area has inset fire, TV stand, coffee table and two Sofa. Kitchen/Diner comprises; six seater, dining table, fitted with base and wall cupboards, worktops over, integrated wine cooler, integrated gas double oven, integrated micro wave, integrated five ring, gas hob, extractor over, inset 1 1/2 bowl sink, integrated dishwasher, integrated washing machine, integrated fridge freezer.

## Bedroom One

3.3m x 2.95m (10'10" x 9'8")

With UPVC window to the side aspect, King size double bed and bedside cabinets, fitted wardrobes, chest of drawers and dressing table, radiator, spotlights, door to;

## Ensuite

2.54m x 1.06m (8'4" x 3'6")

With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity unit, shower cubicle, cupboard housing central heating boiler, ladder style radiator, extractor fan spotlights.

## Bedroom Two

3m x 2.22m (9'10" x 7'4")

(minimum dimensions) With UPVC windows to the rear and side aspects, radiator, fitted wardrobe, dressing table and shelving, twin beds, spotlights.

## Bathroom

1.96m x 1.76m (6'5" x 5'10")

With Velux skylights, low level WC, wash hand basin inset to vanity unit, panel bath with shower over and shower screen ladder style radiator, extractor fan, spotlights.

## Outside

Large wrap around deck, with lawned and wooded area to rear, large, gravelled driveway.

## Note

This delightful lodge can have a lake front position for an extra £10,000 of the list price.

## 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.

## NB

The photos/Video shown on this brochure are from other plots/designs and are to for illustrative purposes to give an example of the quality and finish.

## Services

The property has LPG gas central heating, mains electricity, mains water and sewerage. Bare areas will be seeded. Site fees are £3,300 for single units and £3,400 for twin, these are due in September and are reviewed annually. 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. 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.

## Material Information Data

Council tax band: N/A

Tenure: Leasehold

Lease length: Life Time Lease with Adherence to Park Rules

Ground rent: £3400 pa

Lease restrictions: Site rules

Property type: Other

Property construction: its a park home

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

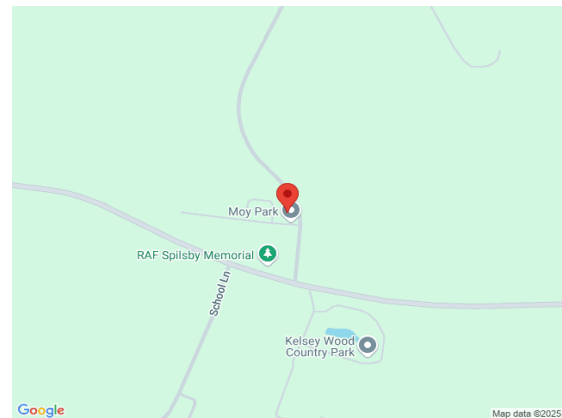
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - OK

Parking: Driveway and Communal

Building safety issues: No





Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: Yes  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: N/A

### 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.lovell.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 Legisla



## Mortgage Advice

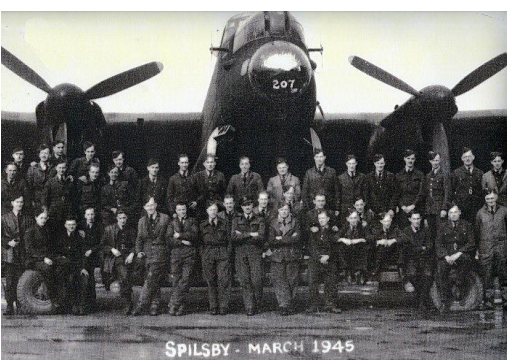
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

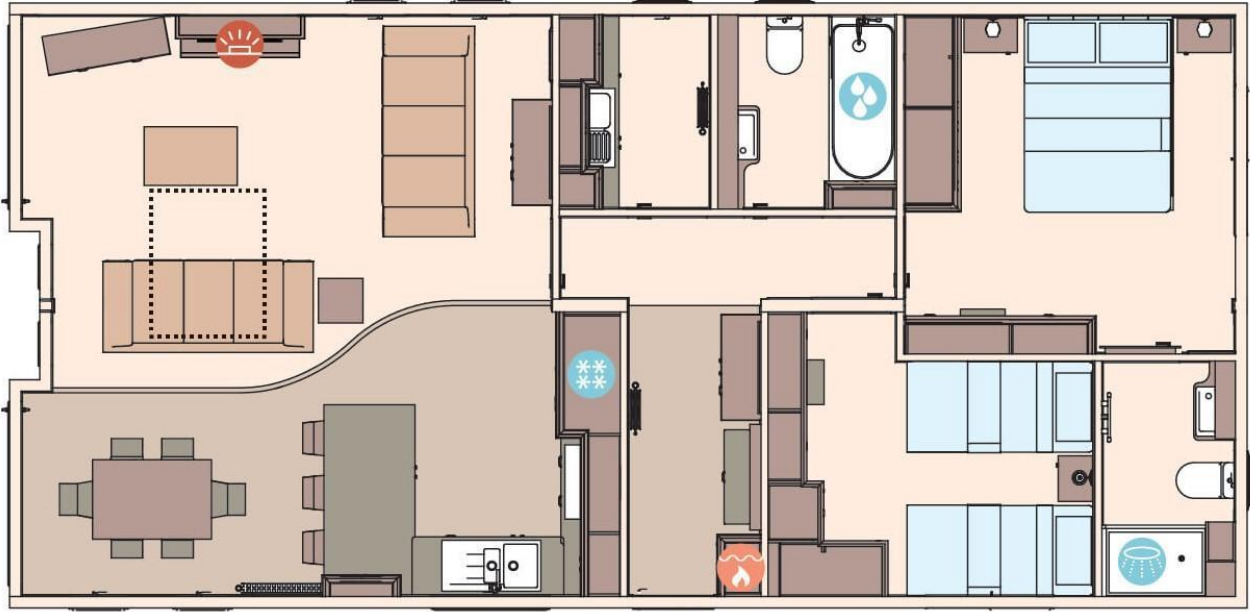
## Energy Performance Certificate

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.

## 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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