

Buy. Sell. Rent. Let.



Thistle Lodge, Pear Tree Manor, Wainfleet Bank, PE24 4ND



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£96,500

When it comes to
property it must be


lovelle



£96,500

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Key Features

- Immaculate Park Home
- Two Good Size Double Bedrooms
- No Onward Chain
- Low Maintenance Gardens
- Block Paved Driveway
- Quiet, Semi-Rural Position
- 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 a small park so offers a tranquil setting and is not overlooked as has trees to the rear aspect. This small park of only 23 Parkhomes is in a fabulous quite 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 2017 Delta Seren Lodge (30' x 20') 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 low maintenance gardens plus a UPVC sun deck and a block paved driveway.

Lounge-Diner

5.89m x 3.71m (19'4" x 12'2")

Entered via side UPVC door with four radiators, UPVC windows and feature windows allowing lots of natural light, patio doors opening to decking, corner sofa, dining table and chairs, coffee table and nest of tables, flatscreen tv, electric fire with surround, cloaks cupboard and further storage cupboard also housing the central heating boiler, open plan to;

Kitchen

3.89m x 2.72m (12'10" x 8'11")

With UPVC window to the side aspect, fitted base and wall cupboards, work surfaces, plinth lighting and under unit lighting, spotlights to ceiling, freestanding gas cooker, extractor over, integrated washer/dryer, integrated slimline dishwasher, integrated microwave, American style fridge-freezer, doors to;

Bathroom

1.95m x 1.7m (6'5" x 5'7")

With UPVC window to the side aspect, panelled bath with shower over and shower screen, wash hand basin inset into vanity unit, low level wc, ladder style radiator, jack and jill door to bed 1 so can be en-suite to master bedroom if required.

Bedroom One

2.91m x 2.88m (9'6" x 9'5")

With UPVC window to the rear aspect, radiator, double bed, fitted wardrobes, fitted shelving unit, Samsung tv, door to bathroom.

Bedroom Two

2.9m x 2.4m (9'6" x 7'11")

With UPVC window to the rear aspect, radiator, twin beds, fitted wardrobe and bedside tables.

Outside

To the front is a composite deck with balustrade. To the side is a block paved driveway and patio seating area with large 10' x 6' shed. There is gravel and paved footpath to the rear and other side of the property.

NB

All light fittings, floor coverings, blinds, curtains, furniture, white goods are included in the sale.

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. Current annual ground rent is £3252. The site allows one cat and one dog. It is an over 50's site. 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. It is barrier entry so please park next to this in the visitor parking bay.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/properties/HcPcQHZoncALthif1hqZKq/view#property>

Material Information Data

Council tax band: A

Tenure: Leasehold

Lease length: 999 years remaining (990 years from 2016)

Ground rent: £3252 pa

Lease restrictions: AGE RESTRICTIONS

Property type: Bungalow

Property construction: This is 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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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: No Certificate

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.lovele.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

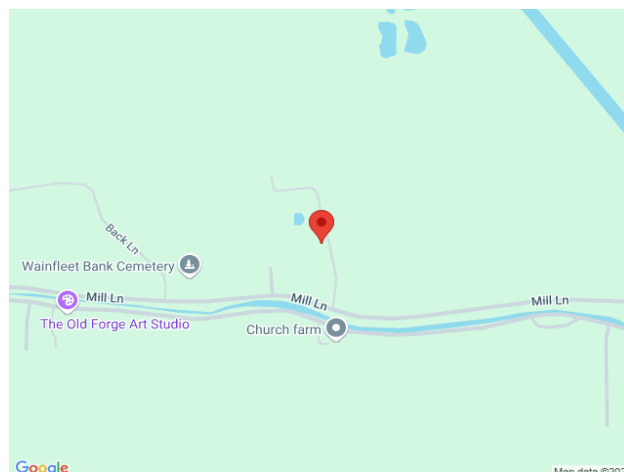
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

Agent's 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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