

Buy. Sell. Rent. Let.



The Swallows, Kelsey Woods Country Park, Monksthorpe, PE23 5PP



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£69,995

When it comes to  
property it must be

  
**lovelle**



£69,995



### Key Features

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





2021 Willerby Dorchester (43 x14) well thought-out design makes it very popular. Combining a spacious layout with some great practical features, the Dorchester takes care of all the necessities - so all you need to do is relax! With wrap around decking and views over the lake.

### Lounge/Kitchen/Diner

6.3m x 4.18m (20'8" x 13'8")

Entered via UPVC side door with a further five UPVC windows, UPVC patio doors onto the deck overlooking the lake, two radiators, double table and four chairs, two sofas "log effect" fire surround, TV stand and coffee table, kitchen area fitted with a range of base and wall cupboards with worktops over, 1 1/2 bowl sink, integrated wine cooler, integrated fridge freezer, integrated washer/dryer, integrated double gas oven, integrated five ring gas hob, extractor over, integrated dishwasher, door to;

### Inner Hall

With radiator, spotlights, doors to;

### Bedroom One

4.2m x 2.6m (13'10" x 8'6")

With two UPVC windows, King size bed and overhead storage, bedside tables, dressing table, TV, spotlights, radiator, doors to;

### Ensuite

2.39m x 1.52m (7'10" x 5'0")

With UPVC window to the rear aspect, back to the wall WC, wash hand basin inset to vanity unit, panel bath and shower over, cupboard housing Central heating boiler, ladder style radiator, shaver point, spotlights, extractor.

### Walk in Wardrobe

Fitted with hanging, shelving and drawers.

### Bedroom Two

2.76m x 2.28m (9'1" x 7'6")

With UPVC window to the side aspect, twin beds, fitted overhead storage, dressing table, fitted wardrobe, radiator, spotlights,

### Family Shower

2.35m x 1.06m (7'8" x 3'6")

With UPVC window to the side aspect, shower cubicle, low level WC, wash hand basin inset to vanity unit, ladder style radiator, shave point, extractor fan.

### Outside

There is a gravelled driveway and composite wrap around decking overlooking the lake.

### 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. The site will require a copy of 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.

## 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.

## NB

The external photos are of the same model of caravan but not the actual caravan for sale.

## 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 Legislation.





### Mortgage Advice

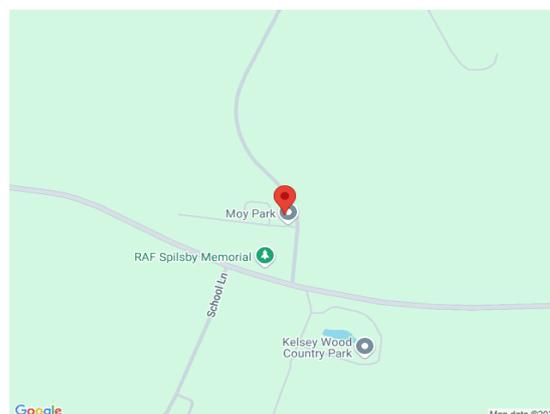
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

### 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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