

Buy. Sell. Rent. Let.



1 Royal View, Hagnaby Road , Old Bolingbroke, PE23 4HS



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£80,000

When it comes to
property it must be


lovelle



£80,000

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Key Features

- 2016 Pemberton Rivendale with LP Gas Central Heating
- Large Residential Specification Lodge - 44' x 22'
- Fabulous Field Views over Wolds Countryside
- Quaint, Historic Village Location
- Driveway & Garden & Decking
- Site Fees paid for 2026
- Immaculate Throughout
- EPC rating Exempt
- Tenure: mobile home





For sale with NO ONWARD CHAIN! SITE FEES PAID FOR 2026! Well presented 2016, residential specification, Pemberton Rivendale, 44' x 22' lodge located in a quaint, historic village within the Lincolnshire Wolds (Area of Outstanding Natural Beauty) and enjoys open field/Wolds views! The accommodation comprises; utility room, open plan lounge/kitchen/diner, snug/third bedroom, master bedroom with veranda and en-suite, further double bedroom, shower room with LP gas central heating and double glazing. Outside there is a gravel driveway, low maintenance garden and wrap around deck to sit and enjoy the countryside views!

Utility Room

8'8" x 3'9" (2.6m x 1.1m)

Entered via UPVC doors from the decking, fitted with pantry cupboard (also housing central heating boiler), base and wall cupboards, worksurfaces with inset stainless steel sink, Innex washer/dryer, skylight, door to;

Open Plan Lounge/Kitchen/Diner

33'8" x 11'7" (10.3m x 3.5m)

With an abundance of natural light with full length UPVC windows and two sets of patio doors, further UPVC glazed doors, all opening to the decking, door to the inner hallway, bi-folding doors open to the snug/third bedroom. This fabulous open plan space offers a great place for dining, relaxing and cooking with three radiators plus the benefit of an air-conditioning unit that can also blow warm as well as cold air. The kitchen area comprises; base and wall cupboards, worksurfaces, inset stainless steel sink, integrated gas double oven, integrated gas hob, extractor fan over, integrated microwave/combi oven/grill, Hotpoint fridge-freezer, integrated dishwasher. The lounge and dining area has a 6-seater dining table and chairs, sofa and tub chair, electric fire with surround, side board, nest of tables, tv stand, flatscreen tv and coffee table.

Snug/Third Bedroom

9'3" x 7'9" (2.8m x 2.4m)

With UPVC patio doors opening to the deck plus two full length UPVC windows, double sofa bed, radiator, skylight.

Hall

With doors to;

Master Bedroom

16'5" x 10'9" (5m x 3.3m)

(Minimum dimensions). With UPVC patio doors to veranda, two full length UPVC windows, fitted wardrobes and bedroom furniture, flatscreen tv, king size bed, air conditioning unit, door to;

En-Suite

6'7" x 5'5" (2m x 1.7m)

With UPVC window, radiator, large shower enclosure, wash hand basin inset to vanity unit, low level wc, extractor fan.

Bedroom Two

10'5" x 7'7" (3.2m x 2.3m)

With two full length UPVC windows, radiator, double bed, fitted wardrobes and dressing table.

Outside

The property has a gravelled driveway and ramped access plus stepped access to the decking which wraps around the property with two storage sheds, metal frame pergola and patio furniture. Gated access with steps down lead to a further garden area laid to artificial grass with greenhouse and raised fish pond. To the front of the lodge is a further storage shed.

NB

The property will be sold as seen with all furniture, fitments, white goods, carpets, floor coverings, curtains, blinds, light fittings unless otherwise agreed.

Services

The property has LPG gas central heating, mains electricity, mains water and sewerage. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. The site is open 12 months of the year. The ground rent for next year is £3000 and has already been paid by the seller. Please ask for a copy of the site rules for further detailed information. 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

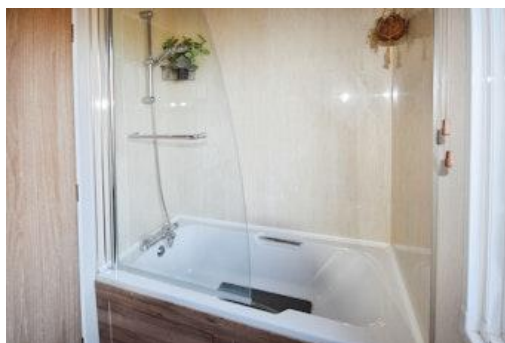
Old Bolingbroke is a charming Lincolnshire Wolds Village centred around the remains of Bolingbroke Castle, and offers picturesque countryside views, scenic walks yet with easy access to the near by market town of Spilsby. The sandy beaches and the coastal town of Skegness is some 13 miles away while the historic Wolds Market town of Horncastle is some 15 minutes away by car.

Directions

As you enter the village coming from Spilsby on the B1195, take the sign post left to Old Bolingbroke onto Spilsby Hill Road and follow this down into the village, go past the Church and past the War Memorial (on your right hand side) and this road proceeds into Hagnaby Road. Royal View is on the right hand side.

Material Information

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.





Material Information Data

Council Tax band: Not banded

Tenure: Mobile Home licence

Property type: Lodge

Property construction: residential specification Pemberton Rivendale

Energy Performance rating: Exempt Property

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LP Gas central heating is installed.

Heating features: Air conditioning and Double glazing

Broadband: None

Parking: Off Street, Private & 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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access, Level access shower, and Lateral living

Coal mining area: No

Non-coal mining area: No

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.

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.

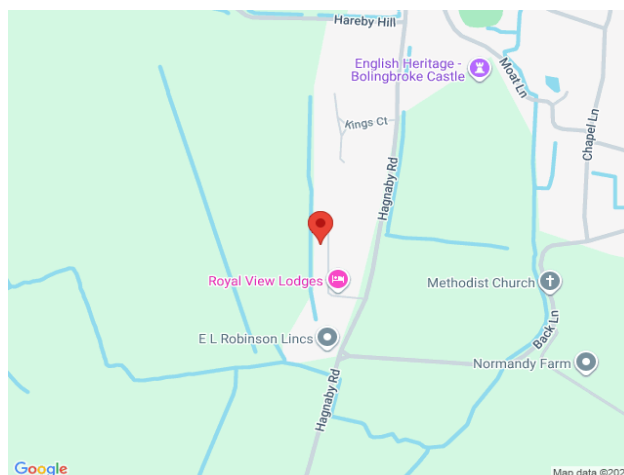
Agents Notes

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.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.





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