

Buy. Sell. Rent. Let.



2 The Hoot, Spilsby, Kelsey Woods, Monksthorpe, PE23 5PP



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£110,000

When it comes to
property it must be

 **lovelle**



£110,000



Key Features

- County Park Location
- Large Lounge-Diner with French Doors to Seating Area
- Beautiful Plot with Lake Views
- LPG Gas Central Heating
- Two Double Bedrooms
- 15m Lake Frontage
- Multi Fuel Burner
- EPC Rating Exempt
- Tenure: Leasehold





For sale with NO ONWARD CHAIN! Beautifully positioned lodge on a lovely country park, located on the edge of the Lincolnshire Wolds. This property enjoys lake views and has over 15 meters of private lake frontage with its own deck/launch, ideal for fishing as the lake is stocked with carp. The property comprises of lounge-diner, kitchen, two double bedrooms and a family shower room with utility cupboard. Outside the property enjoys views across the lake and enjoys a good size plot. The property also has two driveways and an outside shed with power. Ideal if you need to park larger vehicles/campervan etc. This holiday site is open 12 months of the year and enjoys a fantastic country position. 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 cafes.

Entrance

UPVC door opens to;

Kitchen

3.4m x 2.85m (11'2" x 9'5")

With UPVC window to the side aspect, fitted with a range of base and wall cupboards with work surface over, stainless steel sink, integrated electric oven, integrated gas hob, extractor fan over, tall fridge freezer, basket drawers integrated dishwasher, combi boiler (new May 2023), radiator, Karndean flooring, door to;

Lounge-Diner

5.88m x 5.21m (19'4" x 17'1")

With UPVC bay window to the front aspect, UPVC patio doors to the deck, two radiators, multi-fuel burner, coving, door to;

Hall

Cloaks cupboard, Karndean flooring, doors to;

Shower Room

1.92m x 1.69m (6'4" x 5'6")

With UPVC window to the side aspect, radiator, large shower cubicle, wash hand basin inset to vanity unit, low level WC, door to utility cupboard, with washing machine and tumble dryer.

Bedroom One

3.37m x 2.85m (11'1" x 9'5")

With UPVC window to the side aspect, radiator, fitted wardrobes, TV point and coving.

Bedroom Two

2.85m x 2.42m (9'5" x 7'11")

With UPVC window to the rear aspect, fitted wardrobe, coving.

Outside

Two driveways with space for numerous cars, metal shed, with power. The gardens are laid to lawn to both sides and rear with patio seating area plus deck/launch overlooking the lake. To the front of the lodge is a paved raised decked area off patio doors from the lounge.

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. Take the second left and the property is at the bottom on the left hand side.

Material Information Link

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.

<https://moverly.com/sale/ByzNNLfUZAfvajHCopcv2/view>

Material Information Data

Council Tax band: Not banded

Property type: Park home

Property construction: Park home

Energy Performance rating: No Certificate

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Wood burner and Double glazing

Broadband: None

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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

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

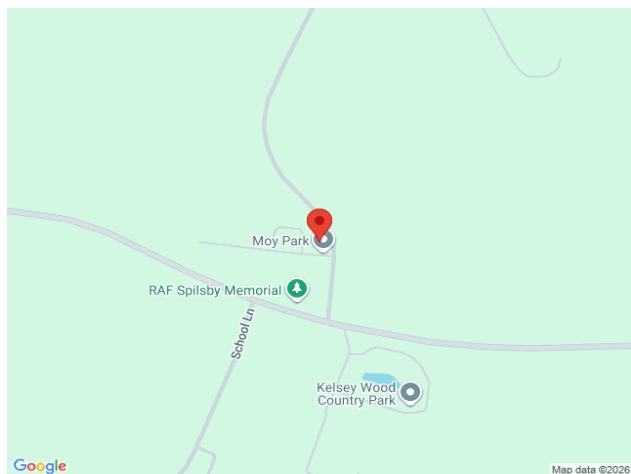
correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

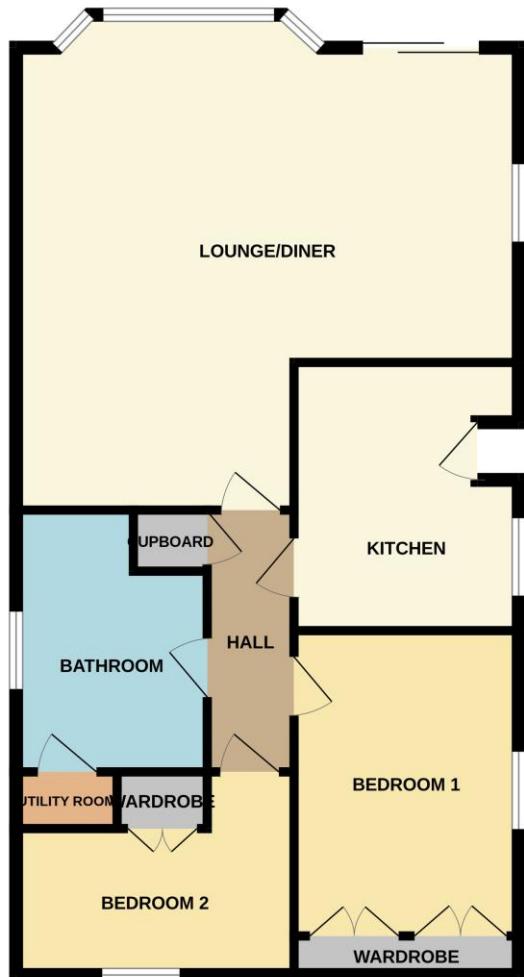
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Anti Money Laundering

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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