



Cherry Tree Lodge, Pear Tree
Manor Park, Wainfleet Bank,
Wainfleet All Saints, PE24 4ND



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£85,000

- BEAUTIFUL 2 BED PARK HOME
- LOVELY COUNTRYSIDE PARK
- OVER 50'S PARK
- OPEN FARMLAND VIEWS
- GARDENS & DRIVE
- OPEN PLAN KITCHEN & LOUNGE WITH LOG BURNER
- EN-SUITE MASTER BEDROOM
- TENURE: MOBILE HOME ACT
- NO CHAIN



NO CHAIN. A beautifully presented 2 Bedroom Park Home situated on a lovely countryside residential park for the over 50's with stunning open farmland views, wrap around Verandah, gardens to three sides and a block paved driveway. The accommodation comprises Entrance Porch, Hallway, Lounge with log burning stove and being open plan to a fitted Kitchen, Master Bedroom with En-Suite Shower Room and Dressing area, further Bedroom and Bathroom. Viewing is essential to appreciate the location and presentation.

LOCATION

Situated in an idyllic location on the Pear Tree Manor Residential Park just a short drive from the popular Market Town of Wainfleet all Saints which boasts its very own Brewery, train station and local facilities to include pubs, cop-op supermarket, curiosity shop, hair salons etc.

THE PARKHOME

A 32' x 18' Tingdene Mackworth manufactured in 2010.

ACCOMMODATION

Entrance is on the side elevation via a pvc double glazed stable style door to the:-

ENTRANCE PORCH

With an inner pvc double glazed door to the:-





HALLWAY

With radiator, access to roof space, door to:-

UTILITY CUPBOARD

With space and plumbing for washing machine, space for dryer, wall mounted Worcester LPG gas boiler.

LOUNGE

4.23m x 2.68m (13'11" x 8'10")

With a set of pvc french doors to the side elevation and a further pvc window to the front elevation providing an abundance of light and panoramic views over open countryside, corner feature log burner on a tiled hearth with log store below, radiator and being open plan to the:-

KITCHEN DINER

3.65m x 2.57m (12'0" x 8'5")

Fitted with a range of base and wall units, worksurfaces with matching upstands, built in oven with LPG gas hob and extractor hood above, 1 1/4 bowl sink unit with mixer tap, integrated appliances comprising fridge, freezer and dishwasher, pvc window to the front elevation and a full height pvc window to the side elevation, radiator.

BEDROOM 1

3.09m x 2.57m (10'1" x 8'5")

minimum plus dressing area. With pvc window to the side elevation with views over open countryside, radiator, opening to the DRESSING AREA which has 2 fitted wardrobes and door to the:-

EN-SUITE SHOWER ROOM

2.18m x 1.45m (7'2" x 4'10")

With a corner shower enclosure, hand basin set in a vanity unit with mirror above, W.C, opaque pvc window to the rear elevation, extractor, heated towel radiator.

BEDROOM 2

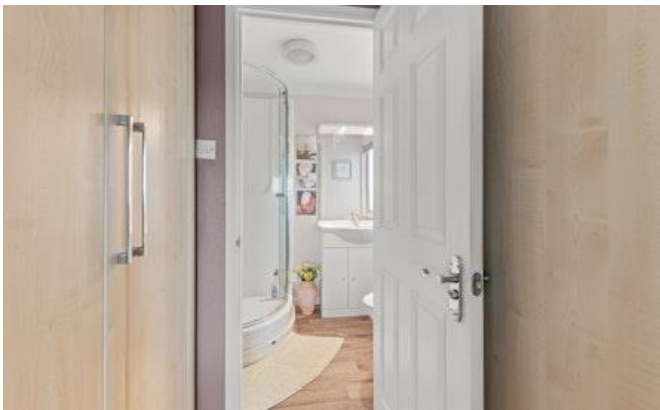
2.6m x 2.15m (8'6" x 7'1")

With a pvc window to the side elevation, radiator.

BATHROOM

2.54m x 1.5m (8'4" x 4'11")

Fitted with a 3 piece suite comprising panelled bath with mixer tap and hand shower attachment, W.C, hand basin set in a vanity unit with mirror above, extractor fan, heated towel radiator, opaque pvc window to the side elevation.





OUTSIDE

Double vehicle gates open onto a block paved drive proving of street parking.
A path leads upto a wrap around Verandah.

The are mature gardens to three sides with fabulous open countryside views comprising paved seating areas and a lawned garden, 2 metal storage sheds, external tap and power point.

TENURE

Held under the Mobile Homes Act 1983 at a monthly pitch fee of £202.40 pcm to include sewerage. Electric and water is provided by the park and charged back to the occupant.

A resale fee of 2% is paid to the park.

OCCUPANCY

We are advised that the park operates a residential covenant that the site is limited to occupants over 50 years of age.

SERVICES

The property has electricity, water and drainage connected. Heating is via an LPG gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2025/26 - £1471.77

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

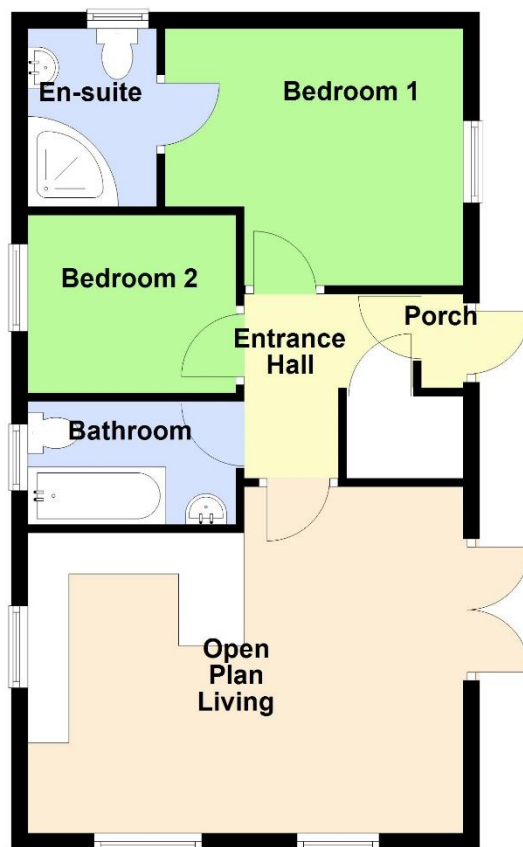
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Floorplan

Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



Total area: approx. 51.6 sq. metres (555.7 sq. feet)



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