

Buy. Sell. Rent. Let.



7 Kingfisher Drive, Skegness, PE25 1TG



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£170,000

When it comes to
property it must be


lovelle



£170,000

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Key Features

- Large Detached Park Home
- Two Double Bedrooms
- Shower Room and En-Suite to Master
- Large Conservatory
- Modern Re-Fitted Kitchen with Utility Room Off
- Lounge & Dining Room
- EPC rating Exempt
- Tenure: Leasehold





A very spacious and beautifully maintained park home in a fabulous spot on the highly sought-after Beacon Park Home Village residential site. Offering full twelve-month occupancy for Over 55 year olds the site itself is conveniently located on the fringe of the popular seaside town of Skegness ideal for the town centre and the beach. The home offers two double bedrooms (one with an en-suite shower room) and a further modern shower room together with a large lounge, dining room, conservatory and a re-fitted modern kitchen with utility room off. This property benefits from a garage with a driveway. Outside offers plenty of space to the front, side and rear, offering a lovely low maintenance rear garden plus handy storage shed. Very quiet and private as due to its position and not overlooked. Additional benefits include gas central heating and UPVC double glazing throughout - internal viewing is highly recommended and is by appointment only.

Hall

Entered via a UPVC front door, with radiator, two fitted cupboards, access to loft, doors to bedrooms, and;

Dining Room

3.02m x 2.28m (9'11" x 7'6")

With UPVC window to the front aspect, radiator, open to;

Lounge

5.89m x 3.39m (19'4" x 11'1")

UPVC windows to the rear and side aspects, electric fire with surround, two radiators, UPVC door to;

Conservatory

5.89m x 2.94m (19'4" x 9'7")

Of UPVC construction, laminate flooring, door out to the garden.

Kitchen

3.12m x 2.42m (10'2" x 7'11")

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over including a corner pull out to utilise the corner cupboard, inset stainless steel sink, integrated electric hob, integrated Neff electric double oven, integrated dishwasher, space for under unit fridge, door to;

Utility Room

Fitted with base and wall cupboards with worksurface over, space for washing machine, space for fridge freezer, door to a large airing cupboard with central heating boiler, UPVC door to;

Rear Porch

Of UPVC constructions with door to the rear garden.

Bedroom One

3.81m x 2.89m (12'6" x 9'6")

With UPVC window to the front and side aspects, fitted over bed storage and fitted wardrobes, freestanding drawers, radiator, door to;

En-Suite

With UPVC window to the front aspect, low level WC, shower cubicle with electric shower, wash hand basin inset to vanity, ladder style radiator, electric shaver point, tiled floor.

Bedroom Two

2.87m x 2.71m (9'5" x 8'11")

With UPVC window to the rear aspect, fitted wardrobe and over bed storage cupboards, radiator.

Shower Room

2m x 1.69m (6'7" x 5'6")

With UPVC window to the rear aspect, pedestal wash hand basin, low level WC, shower cubical with mains fed shower, ladder style radiator, tiled floor.

Outside

To the front the garden is laid to lawn and gravel. To the side if a tarmac driveway for two cars leading to a single garage. The rear garden is laid to a low maintenance paving and gravel, with plants and shrubs, concrete shed, enclosed by fencing and not over looked to the rear.

Services

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

Beacon Park is an estate of mainly bungalows located towards the edge of the town. Handy for amenities as there are regular bus services and pubs/restaurants, doctors surgery, chemist, primary, secondary schools, supermarkets, Post Office and other shops all within a mile. The town centre and the golden sandy beach are approximately 1.5 miles away.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Continue along past the petrol station and Spar shop and turn right onto Burgh Old Road. Go straight on at the mini roundabout onto Beacon Way. Then take your second left hand turning into Beacon Park Home Village and the property can be found shortly after on the left hand side.

Material Information Data

Council Tax band: A

Tenure: Leasehold

Property type: Parkhome

Property construction: Standard Parkhome

Energy Performance rating: exempt

Current Charge; £220,08 inc water

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing



Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, 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
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.

Agents Notes

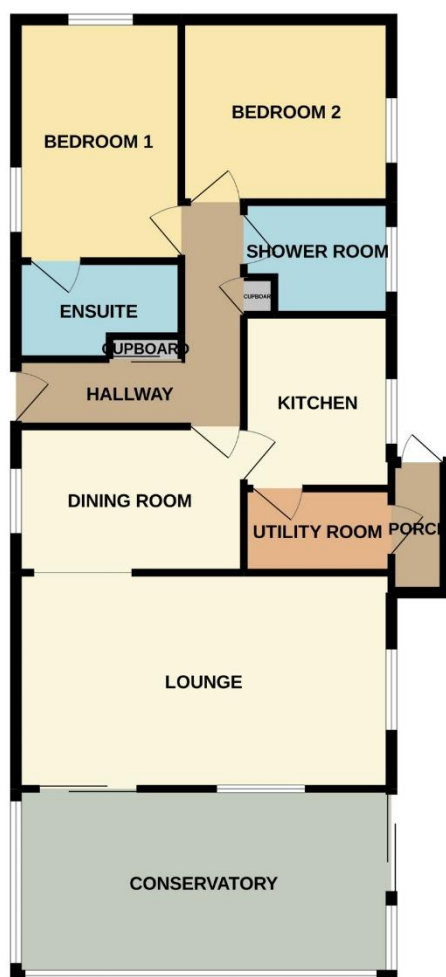
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.



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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When it comes to **property**
it must be


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