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



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£34,995

When it comes to
property it must be


lovelle

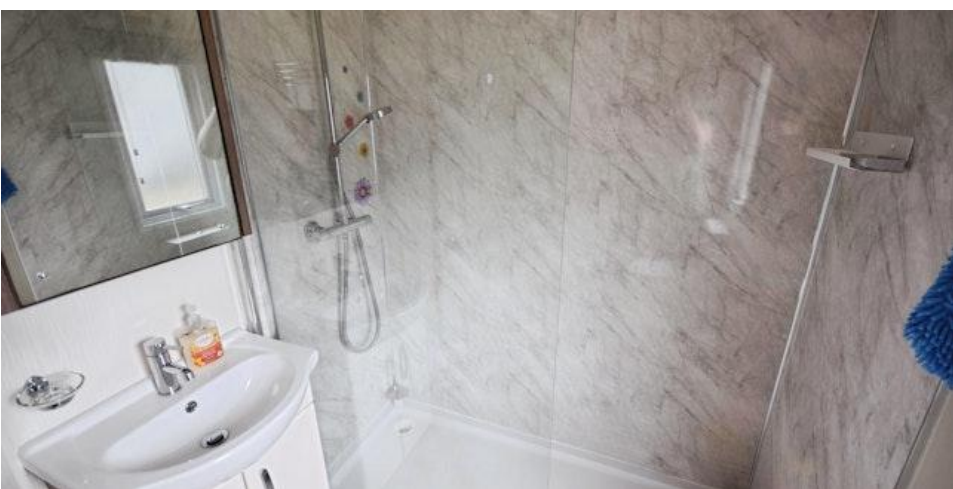


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Key Features

- Lounge with Patio Doors to Decking & Separate Kitchen-Diner
- Built in Appliances
- Master Bedroom with En-Suite & Walk-in Wardrobe
- Second Bedroom
- Overlooking the Lake
- Upvc Decking Area
- EPC rating Exempt
- Tenure: Leasehold





This well-presented home offers a sophisticated and comfortable living environment, set within a desirable country park location in Monksthorpe. Constructed in 2015, the Horizon Statesman 40' x 13' is thoughtfully arranged to provide an efficient use of space and a contemporary standard of finish. The property comprises two bedrooms, affording flexibility for both residents and guests. The master bedroom features the benefit of an en-suite bathroom and a convenient walk-in wardrobe, promoting privacy and ample storage. The second bedroom serves well for family, friends, or as a flexible additional space.

The lounge with patio doors to the deck and the kitchen-diner create a welcoming and functional living area, ideally suited to modern living requirements. The kitchen is equipped with built-in appliances, contributing to ease of use and a streamlined appearance. The principal family shower room is finished to a high standard, complementing the overall specification of the home.

Upvc decking provides a pleasant outdoor space with views overlooking the lake. This feature offers a peaceful aspect and an opportunity to appreciate the natural surroundings from the comfort of the property. The home is serviced by gas central heating, ensuring a reliable and consistent source of warmth throughout the year. Private parking is provided for added convenience.

Situated in Monksthorpe, Lincolnshire, the property benefits from a quiet setting within a country park environment. The area offers a tranquil lifestyle, surrounded by natural landscapes and water features. Local amenities and essential services are within accessible reach, providing a balanced combination of rural tranquility and convenience.

Lounge

3.95m x 3.88m (13'0" x 12'8")

Entered via UPVC patio doors, with three UPVC windows, radiator, inset to electric fire, two coffee tables, sideboard, two seater sofa, armchair, door to;

Kitchen/Diner

3.88m x 3.23m (12'8" x 10'7")

With UPVC door to the side aspect, two UPVC windows, fitted with range of base and wall cupboards with worktops over, stainless steel sink, integrated gas double oven and hob, extractor fan, integrated washing machine, integrated slim line dishwasher, American style fridge freezer, dining table and chairs, radiator, door to;

Inner Hall

Radiator, doors to;

Bedroom One

2.78m x 2.16m (9'1" x 7'1")

With UPVC bay window to the rear aspect, double bed, fitted top boxes and chest of drawers, radiator, door to walk in wardrobe, with hanging, shelving and drawers, door to;

Ensuite

1.96m x 1.05m (6'5" x 3'5")

With shower enclosure, wash hand basin inset to vanity unit, low level WC, ladder style radiator, UPVC window to the side aspect, cupboard housing central heating boiler.

Walkin Wardrobe

1.55m x 1.05m (5'1" x 3'5")

With hanging rail.

Bedroom Two

2.87m x 1.83m (9'5" x 6'0")

(maximum dimensions). With UPVC window to the side aspect, radiator, large single bed, chest of drawers and fitted wardrobe and top boxes. Could be arranged with twin standard single beds.

Shower Room

1.96m x 1.65m (6'5" x 5'5")

With UPVC window to the side aspect, low level WC, wash hand basin inset to vanity, ladder style radiator, walk-in shower cubicle.

Outside

With a gravel driveway, large metal shed. Wrap around decking, directly overlooking the lake.

NB

All blinds, curtains, carpets, light fittings included in the sale.

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.

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

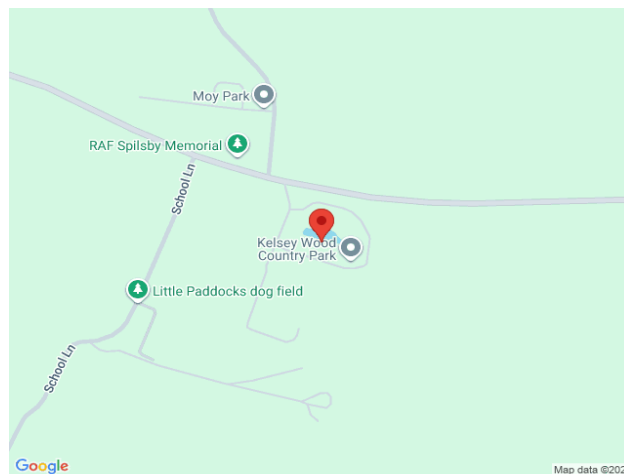
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

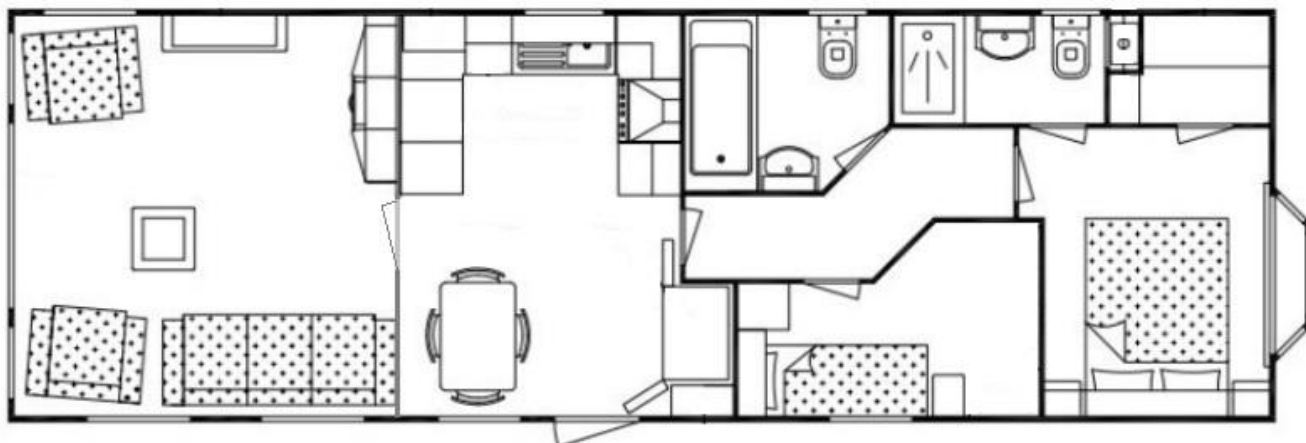
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Anti Money Laundering Regulations

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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