

Buy. Sell. Rent. Let.



83 Kingfisher Drive, Beacon Park Home Village,
Skegness, PE25 1TQ



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£135,000

When it comes to
property it must be


lovelle



£135,000



Key Features

- Two Double Bedrooms
- Recently Upgraded
- Lake Side Position
- Shower Room

- Garage & Parking
- Spacious Lounge
- EPC rating Exempt
- Tenure: Leasehold





WOW LAKE VIEWS!! Upgraded and improved by current owner a beautifully presented and generously proportioned park home boasting two double bedrooms with a driveway and garage, enjoying an excellent lake side location on the sought after Beacon Park Home Village residential site. The site is conveniently located on a bus route and has two fully stocked fishing lakes and other facilities including an on-site laundrette, an established hairdressers and a popular public house which has bingo and entertainment with karaoke. The accommodation offers an entrance hall, kitchen, dining room, leading into 19' x 10' lounge with lake views, two double bedrooms and shower room, outside offers a driveway for one car a garage and gardens.

Kitchen

2.86m x 2.94m (9'5" x 9'7")

With UPVC door and UPVC window to the side aspect, fitted with a range of base and wall cupboards with worktop over, inset one and a half bowl stainless steel sink with mixer tap, extractor fan over, space and plumbing for a washing machine, space for fridge/freezer, larder cupboards also housing Worcester combination boiler.

Dining Room

2.93m x 1.98m (9'7" x 6'6")

UPVC window to the side aspect, radiator, open plan into the lounge and door to;

Lounge

5.96m x 3.25m (19'7" x 10'8")

UPVC windows to the rear and side aspects, two radiators.

Hallway

Accessed via UPVC door from the side aspect, with doors to;

Shower Room

2.07m x 1.66m (6'10" x 5'5")

UPVC window to the side aspect, wash hand basin inset to vanity unit, low level WC, shower cubicle, heated towel rail, extractor fan.

Bedroom One

3.74m x 2.94m (12'4" x 9'7")

UPVC window to the rear aspect, radiator.

Bedroom Two

2.87m x 2.72m (9'5" x 8'11")

UPVC window to the rear aspect, radiator, fitted wardrobes and dressing table.

Outside

The gardens are laid to lawn and are to the side and rear plus a rubberised patio area. Tarmac drive to the garage. The garden has fabulous views over the delightful fishing lake.

Location

Located on the ever popular Beacon Park Village which has the benefits of a hairdressers, pub/restaurant on site, two fishing lakes with exclusive use by residents and their guests. There is a regular bus service which stops on Beacon Way within a few hundred yards of Beacon Park Village.

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 your first left turning will lead you into Beacon Park Village. Turn right in front of the Park Club and then take the second left onto Kingfisher drive follow the road around and you will find the property on the right hand side marked by our for sale board.

Services

The property has mains gas central heating, water, sewerage and electricity. The ground rent and service charge include water rates and are currently (2024) £195.25 per calendar month. 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.

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. 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.

Mortgage Advice

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.

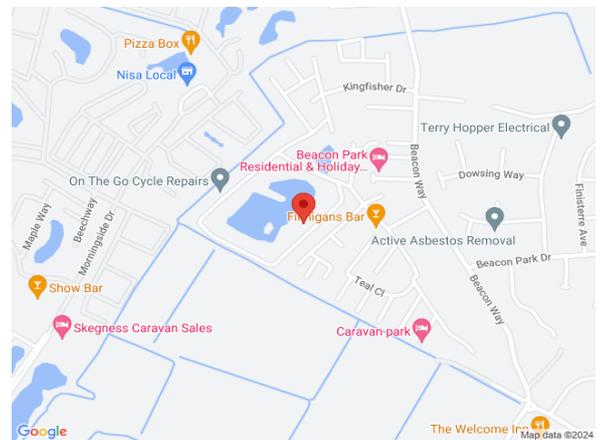
Energy Performance Certificate

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.

GROUND FLOOR



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


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