

Buy. Sell. Rent. Let.



78 Kingfisher Drive, Skegness, PE25 1TQ



2



2



1

£125,000

When it comes to  
property it must be

  
**lovelle**



£125,000

 2  2  1

- Key Features**
- NO ONWARD CHAIN
  - Two Double Bedrooms with Fitted Wardrobes
  - Shower Room and Bathroom
  - Kitchen and Lounge-Diner

- Gas Central Heating
- Driveway & Garage
- EPC rating Exempt
- Tenure: Leasehold





Great position within popular park. This over 55's parkhome is available with NO ONWARD CHAIN! Located at the back of the site the property has trees and shrubs to the rear and a great open aspect over fields to the side so offers a lovely private plot. The gardens are landscaped to offer low maintenance living and there is a driveway and garage. The accommodation comprises; entrance porch, hall, shower room, bathroom, two double bedrooms, lounge-diner, kitchen and rear porch with gas central heating and double glazing. Beacon park home village site is conveniently located on a bus route and has two fully stocked fishing lakes and other facilities including an on-site laundrette, a popular public house which has bingo and entertainment with karaoke.

### Porch

Entered via sliding patio doors, door to;

### Hall

With storage cupboard, radiator, doors to;

### Bedroom One

11'6" x 9'7" (3.5m x 2.9m)

With UPVC window to the side aspect, radiator, two sets of fitted wardrobes.

### Bedroom Two

9'0" x 7'10" (2.7m x 2.4m)

With UPVC window to the rear aspect, radiator, fitted wardrobes.

### Shower Room

7'5" x 6'7" (2.3m x 2m)

With UPVC window to the side aspect, ladder style radiator, pedestal wash hand basin, low level WC, shower cubicle.

### Bathroom

6'7" x 5'6" (2m x 1.7m)

With UPVC window to the side aspect, radiator, pedestal wash hand basin, low level WC, panelled bath.

### Kitchen

16'8" x 9'7" (5.1m x 2.9m)

With UPVC window to side aspect, fitted with a range of base and wall cupboards with worktops over, one and half bowl sink, integrated gas hob, integrated fridge, space for fridge freezer, space for washing machine, pantry cupboard, cupboard housing the central heating boiler, doors to the side porch, door to;

### Lounge-Diner

19'8" x 16'0" (6m x 4.9m)

L-shaped, max dimensions. With three UPVC windows, two radiators, electric fire with surround, door to hall.

### Outside

There are gardens all around laid to gravel with plants, shrubs and trees, greenhouse, concrete shed/store. Concrete drive for several cars leads to a detached single garage.

## Services

The ground rent and maintenance charges currently are £205 per month including your water. The property has mains gas central heating, water, sewerage and electricity. 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. Turn right just before The Welcome Pub onto Old Burgh Road. At the mini round about turn right onto Beacon Way. Turn left into Beacon Park Home Village and bear right going past the hairdressers and down the speed bump. Go straight on and then at the end turn left and the property can be found at the bottom, last on the right.

## 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/FXmRiLppKTehBaGSPVoYqo/view>

## Material Information Data

Council Tax band: A

Tenure: Leasehold

Property type: Park home

Property construction: Standard construction

Energy Performance rating: No Certificate

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

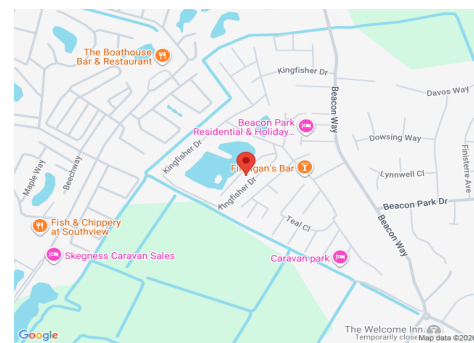
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Driveway and Garage

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.

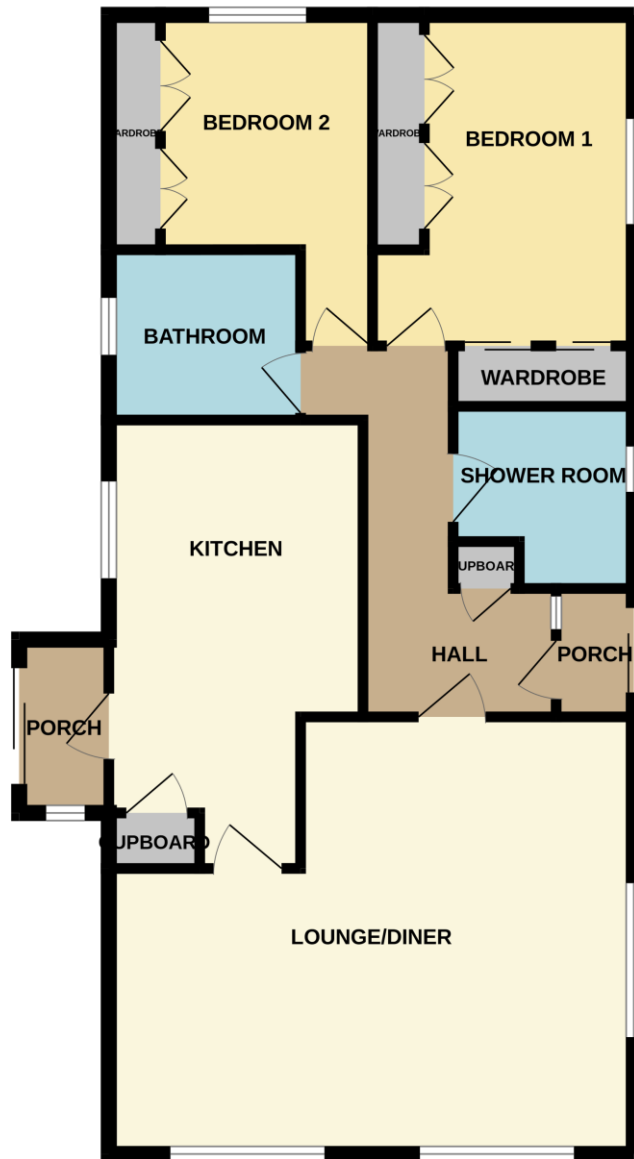
### Agents Notes

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



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

  
**lovelle**

01754 769769

[skegness@lovelle.co.uk](mailto:skegness@lovelle.co.uk)

