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Abi Beaumont, Kelsey Woods Country Park, Monksthorpe, PE23 5PP

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£52,995

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Key Features

- Open Plan Lounge/Diner/Kitchen
- 42ft by 14ft Abi Beaumont With Wrap Around Decking to be included
- Master Bedroom with En-Suite and Family Shower Room
- Double Glazed/Central Heating
- Two Double Bedrooms/6 Berth
- Fabulous Lake Side Spot Tranquil Location
- EPC rating Exempt
- Tenure: Leasehold

COSY

This well-presented park home offers a comfortable and tranquil setting within the sought-after area of Monksthorpe, Lincolnshire. Occupying a superb lakeside position, the property features the 42ft by 14ft ABI Beaumont designed to provide a harmonious balance of style and practicality. The home is complemented by wrap-around decking that enables residents to take full advantage of the scenic setting, creating an inviting space for relaxation throughout the year.

The interior layout is both spacious and thoughtfully arranged. The open-plan lounge, dining area, and kitchen are designed to optimise natural light and flexibility, making them ideal for both day-to-day living and entertaining guests. High-quality fixtures and double glazing work in conjunction with gas central heating to ensure the property remains warm and comfortable regardless of the season.

Accommodation is provided through two well-proportioned double bedrooms, offering ample storage and a restful atmosphere. The master bedroom benefits from an en-suite facility, while a modern family shower room accommodates guests or additional occupants. This arrangement comfortably supports a six-berth capacity, making the property suitable for families or those wishing to host visitors.

The home is offered on a leasehold basis, and residents can enjoy the peace of mind of a well-maintained setting that complements the calm, rural surroundings. Specific details regarding parking and deposit are not specified.

Situated in Monksthorpe, Lincolnshire, the property enjoys a tranquil lakeside location within a region known for its scenic landscapes and quiet charm. The surrounding area offers a sense of rural community and easy access to outdoor pursuits, making it an ideal setting for those seeking the balance of a peaceful retreat and proximity to the amenities of larger towns nearby. The idyllic nature of the locale ensures that residents can enjoy natural beauty coupled with a welcoming atmosphere.

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. Bare areas will be seeded. Site fees are £3,300 for single units and £3,500 for twin, these are due in September and are reviewed annually. The site will require a copy ID ie a driving licence and proof of a council tax bill. 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

Kelsey Wood Country Park is just 15 minutes inland from Skegness and 5 minutes from the foothills of the Lincolnshire Wolds. It is surrounded by country lanes and is an ideal location for cycling, walking and horse riding. Spilsby and Burgh le Marsh are both 5 minutes drive away with a variety of pubs, restaurants and cafés.

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.

NB

Some photos shown on this brochure could be from other plots/designs and are to for illustrative purposes to give an example of the quality and finish.

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.

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The Property Ombudsman