Buy. Sell. Rent. Let.



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

2 2 1

£82,500

When it comes to property it must be lovelle







£82,500

2 2 1

Key Features

- Open Plan Lounge/Diner/Kitchen
- Built in Appliances
- Master Bedroom with En-Suite
- Driveway
- Overlooking the Lake
- Upvc Decking Area
- EPC rating Exempt
- Tenure: Leasehold





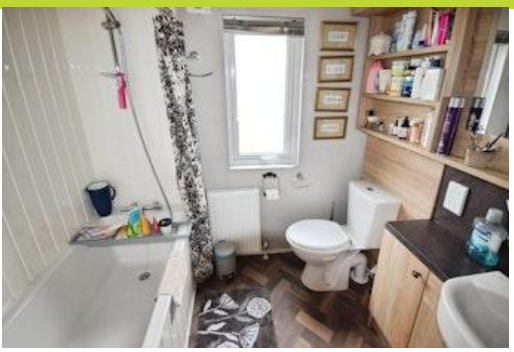


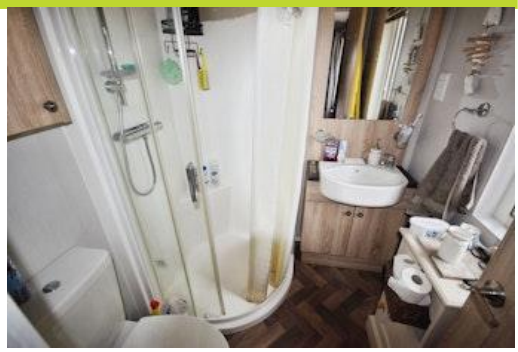












This well-presented 2019 Willerby Pinehurst Lodge provides an appealing opportunity for those seeking a peaceful residence in the desirable Kelsey Woods Park at Monksthorpe. Offering two spacious bedrooms and two bathrooms, the property is thoughtfully designed to facilitate comfortable modern living. The open plan lounge, diner, and kitchen layout creates a versatile living space, enhanced by built-in appliances and tasteful decor, making it suitable for both relaxation and entertaining guests. The master bedroom benefits from an en-suite, while a separate family bathroom provides convenience for residents and visitors alike. Gas central heating ensures comfort throughout the year.

A particular highlight of the property is its situation overlooking the lake, providing pleasing views from both inside and from the Upvc decking area. The private driveway supplies secure and convenient parking. Outside, the Upvc decking area offers an ideal space for enjoying the tranquil surroundings, perfect for dining outdoors or appreciating the natural setting.

Set within a country park location, this park home provides attractive living accommodation in a picturesque countryside setting.

Monksthorpe in Lincolnshire is recognised for its natural beauty and peaceful surroundings. Residents benefit from the tranquillity of a country park environment, providing opportunities for outdoor recreation and relaxation. The area combines rural charm with convenient access to local services and amenities, ensuring an appealing balance of quiet living and practical convenience.

Utility

2.47m x 1.61m (8'1" x 5'4")

Entered via a UPVC door, cupboard housing the central heating boiler, bench seat and wall hooks, base and wall cupboards, stainless steel sink, integrated washing machine, spotlights, door to;

Lounge/Kitchen/Diner

5.92m x 7.22m (19'5" x 23'8")

With UPVC windows to both side and rear aspects, patio doors to the decking, three radiators, spotlights, log burner style fire and surround, dresser, side board. Kitchen area; fitted with range of base and wall cupboards with work surfaces over, stainless steel sink, integrated fridge freezer, larder cupboard, integrated dishwasher, integrated double gas oven, integrated microwave, integrated 4 ring gas hob, extractor, central island with breakfast bar, doors to;

Bedroom One

2.64m x 2.92m (8'8" x 9'7")

With King size bed, bedside tables, dressing table, radiator, spotlights, walk in wardrobe with hanging and shelving, door to;

Ensuite

With UPVC window, shower cubicle, low level WC, wash hand basin inset to vanity unit, shaver point, radiator.

Bedroom Two

3.15m x 2.91m (10'4" x 9'6")

With UPVC window to the side aspect, radiator, dressing table, fitted wardrobe and bedside tables, spotlights.

Family Bathroom

2.05m x 2.08m (6'8" x 6'10")

With UPVC window to the side aspect, panel bath with shower over, low level WC, wash hand basin inset to vanity unit, radiator, fitted cupboard, spotlights, extractor.

Outside
There is a gravelled driveway, wrap around decking, overlooking the lake, steps lead down to the patio seating area.

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.

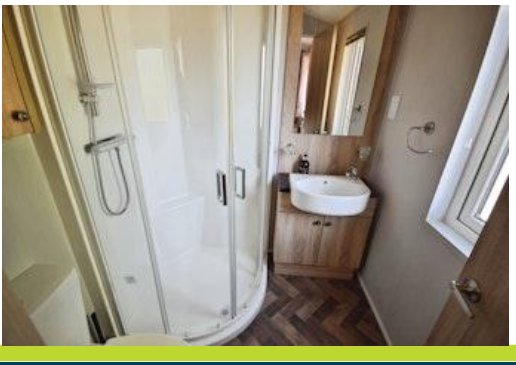
Services
The property has LPG gas central heating, mains electricity, mains water and sewerage. Site fees are £3,300 for single units and £3,500 for twin, these are due in September and are reviewed annually. The site will require a copy of ID ie a driving licence and proof of a council tax bill. Please 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.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.



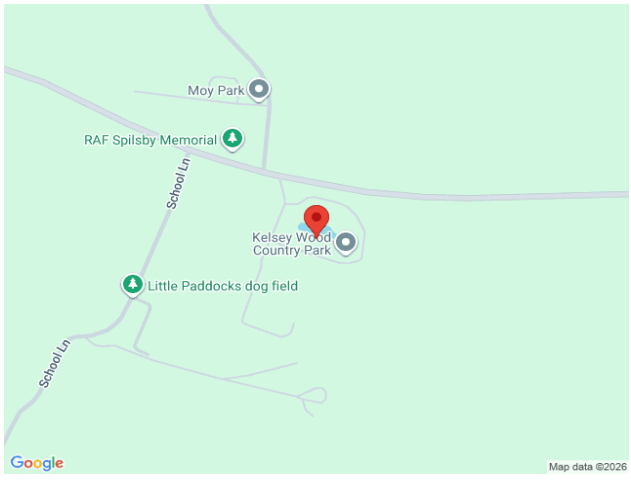




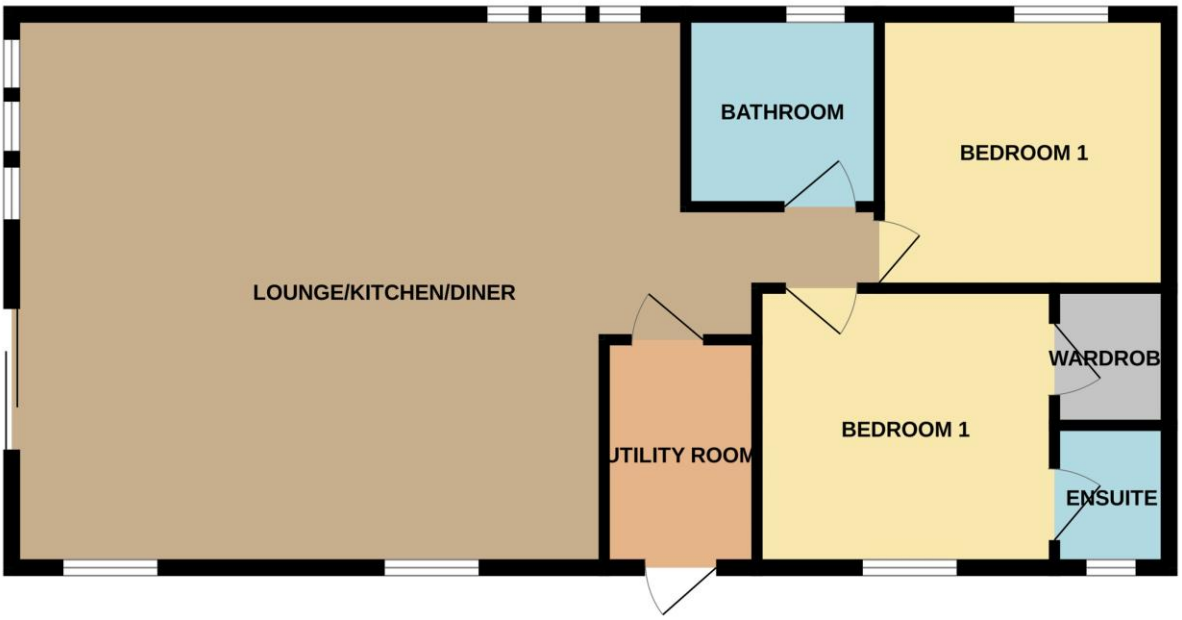

207
SPILSBY - MARCH 1945






Moy Park
RAF Spilsby Memorial
School Ln
Kelsey Wood Country Park
Little Paddocks dog field
School Ln
Google
Map data ©2026

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.
Made with Metropix ©2025

When it comes to property it must be

lovelle

The Property Ombudsman

01754 769769
skegness@lovelle.co.uk