

Buy. Sell. Rent. Let.



110 Kingfisher Drive, Skegness, PE25 1TQ



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3

£130,000

When it comes to
property it must be


lovelle



£130,000



Key Features

- NO OWARD CHAIN
- Two Double Bedrooms
- Ensuite and Walk in Wardrobe to Master Bedroom
- Bedroom Three/Study
- Conservatory
- Lounge and Dining Room
- EPC rating Exempt
- Tenure: Leasehold





The property is presented with no onward chain, facilitating a straightforward purchase process for the new owner. This three-bedroom park home presents a superb opportunity to acquire a well-appointed residence with LAKE VIEWS! Designed to provide both comfort and flexibility, the property comprises three inviting bedrooms, with the third offering the versatility to serve as a study, ideal for home working or personal projects. The master bedroom benefits from an ensuite bathroom and a walk-in wardrobe, providing both privacy and ample storage space. A second double bedroom offers further generous accommodation with fitted wardrobes, while the overall arrangement ensures a practical and balanced living environment. The home features three reception rooms, offering versatile spaces that are well-suited for relaxation, dining, and entertaining. The principal lounge is complemented by an adjacent dining area, creating an open and welcoming ambience. A conservatory extends the living space, inviting natural light and offering a pleasant outlook over the lake, ideal for reading or enjoying the surrounding views throughout the year. With gas central heating, UPVC double glazing and kitchen with utility room off. With gravelled gardens all around, driveway and garage. Situated on the popular Beacon Park Home Village, this property is well located to benefit from a wide range of amenities, services, and attractions. Skegness is recognised for its coastal charm, providing ease of access to beaches, leisure facilities, local shops, and public transport links. The area is popular with residents seeking a blend of a tranquil setting, lake views and convenient access to essential facilities.

Hall

Entered via a UPVC door with storage cupboard, radiator, doors to;

Bedroom One

11'8" x 9'9" (3.6m x 3m)

With UPVC window to the side aspect, fitted wardrobes, radiator, door to;

Walk in Wardrobe

6'1" x 6'0" (1.9m x 1.8m)

With fitted wardrobes, radiator, pedestal wash hand basin, door to;

En-Suite

6'1" x 3'4" (1.9m x 1m)

Shower cubicle, low level WC, UPVC window to the side aspect, radiator.

Bedroom Two

9'10" x 9'7" (3m x 2.9m)

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

Bedroom Three/Study

6'5" x 5'1" (2m x 1.5m)

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

Bathroom

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

With UPVC window to the side aspect, radiator, bath, low level WC, wash hand basin inset to vanity unit.

Lounge

11'1" x 16'10" (3.4m x 5.1m)

With UPVC window to the side aspect, electric fire and surround, radiator, open archway to the dining room and;

Conservatory

15'0" x 9'0" (4.6m x 2.7m)

Of UPVC construction, radiator, patio door to garden.

Dining Room

8'11" x 8'3" (2.7m x 2.5m)

With UPVC window into the conservatory, door to;

Kitchen

12'10" x 11'9" (3.9m x 3.6m)

With UPVC window to the side aspect, fitted with range of base and wall cupboards with worktops over, one and half bowl sink, integrated double oven, integrated electric hob with extractor over, cupboard housing the central heating boiler, radiator, doors to hall and;

Utility Room

7'11" x 5'2" (2.4m x 1.6m)

With UPVC door to the side aspect, radiator, fitted wall and larder cupboard, worktops with space for washing machine, tumble dryer and fridge freezer.

Outside

To the front is a drive and detached garage. Gardens all around the property laid to patio and gravel with concrete shed and greenhouse.

Services

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

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 Home 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. xxxxx

Material Information Data

Council Tax band: A

Tenure: Leasehold

Property type: Park home

Service Charge; 220.08 pcm

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: Gas central heating

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.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

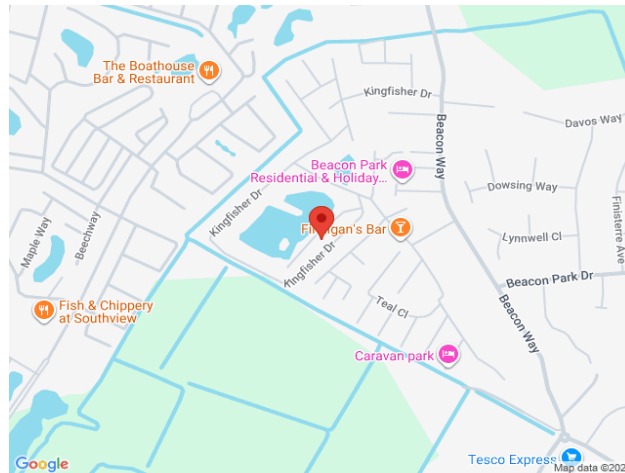
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

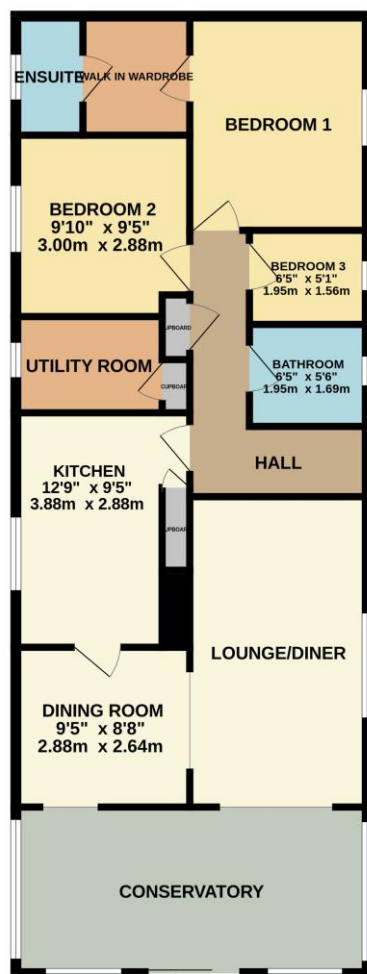
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Anti Money Laundering Regulations

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.



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.
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