



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

welcome to

Kingfisher Drive Beacon Park Home Village, Skegness

GUIDE PRICE £140,000 - £150,000

2 Bedroom Parkhome Located on Popular Beacon Park Home Village. In brief, the property comprises of Lounge, Dining Room, Kitchen, 2 Bedrooms with one having an En-suite & Bathroom. Externally the property offers a Driveway leading to the Garage as well as a Garden.

Entrance

Entrance door leads into the hallway which has a radiator, 2 storage cupboards, and doors leading into the following rooms:

Dining Room

10' 2" x 7' 6" (3.10m x 2.29m)

Has a window to the side elevation, radiator, hatch opening into kitchen and doors into:

Lounge

19' 6" x 9' 10" (5.94m x 3.00m)

Has two windows to the front elevation and a window to the side, there are two radiators and mantle and surround with built in storage.

Kitchen

12' 2" Max x 9' 2" (3.71m Max x 2.79m)

Newly fitted modern kitchen comprising of wall, base and drawer units with worktop space over, double sink, free standing cooker with extractor, cupboard housing the boiler, space for appliances, window and door to the side.

Bedroom 1

10' 2" x 9' 7" (3.10m x 2.92m)

Has a window, radiator and door into:

En-Suite

Comprising of a shower, WC, sink with vanity storage below and an opaque window.

Bedroom 2

10' 3" x 7' 5" (3.12m x 2.26m)

Has a window to the side elevation, radiator and built in storage.

Bathroom

Comprising of a bath with shower over, hand wash

basin, WC and an opaque window.

Externally

Externally, the property benefits from a good sized driveway which leads down to the garage. There is garden to the front which extends round the side to the rear which comprises of turf & patio area, shed as well as a ramp to one side allowing access for those with restricted mobility.

Agents Note

Our Vendors have requested Cash buyers only to avoid entering into a chain. Please call the Branch for more information.





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Kingfisher Drive Beacon Park Home Village, Skegness

- ***NOT TO BE MISSED***
- WELL PRESENTED THROUGHOUT
- PARK HOME
- 2 BEDROOMS
- DRIVEWAY & GARAGE

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£141,000

directions to this property:

See Multi-map illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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