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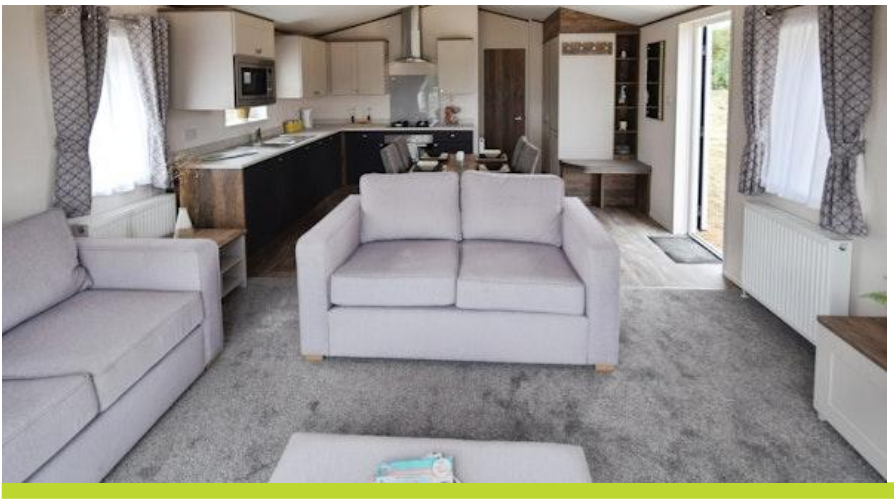
59 Skylark, Kelsey Woods Country Park, Monksthorpe, PE23 5PP

2 2 1

£64,995

When it comes to property it must be lovelle



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Key Features

- Open Plan Lounge/Diner/Kitchen
- Built in Appliances
- Master Bedroom with En-Suite
- Twin Room & Further Shower Room
- Tranquil Location with Great Privacy - Trees to the Rear Aspect
- Country Park with Attractive Lakes
- EPC rating Exempt
- Tenure: Leasehold

2026 Willerby Malton Elite Lodge 14.5' x 40' Escape the everyday in your own country retreat. Blending rural character with modern looks, the spacious Willerby Dorchester Lodge offers residential specification for year-round getaways in the utmost comfort, with a welcoming interior providing plenty of room for the whole family. This well-presented property at Kelsey Woods, Monksthorpe, Lincolnshire, offers a desirable blend of comfort and privacy, appealing to those seeking a peaceful setting. The property comprises two bedrooms and two bathrooms, providing flexibility for residents and guests alike. The master bedroom benefits from an en-suite, enhancing privacy and convenience, while the additional twin room and further shower room ensure ample provision for family living or visiting friends.

The open-plan lounge, dining, and kitchen area creates a spacious and inviting environment suitable for relaxation and entertaining. The kitchen is equipped with built-in appliances, contributing to a streamlined and efficient living space. Gas central heating ensures a comfortable environment throughout the year.

This park home is situated within a country park setting, enhanced by the presence of attractive lakes. The tranquil surroundings offer great privacy, particularly with trees to the rear aspect. Such features make the property an attractive choice for those who value seclusion and a connection to nature.

Monksthorpe in Lincolnshire is known for its peaceful rural outlook and natural beauty. The area offers a serene environment with access to local amenities in nearby Market Town Spilsby. The presence of country parks and lakes contributes to a scenic atmosphere, making it an attractive location for those who appreciate the outdoors.

Lounge/Kitchen/Diner

6.52m x 4.15m (21'5" x 13'7")

(maximum dimensions). Entered via a UPVC door with UPVC patio doors to the decking, three UPVC windows, three radiators, lounge area; carpeted area with TV display cabinet, two sofas, coffee table, pouffe. Kitchen area comprises; fitted with range of base and wall cabinets with worktops over, inset stainless steel sink, integrated electric oven, integrated gas hob, extractor fan over, integrated fridge freezer, integrated microwave, integrated dishwasher, cupboard housing the central heating boiler, vinyl flooring, spotlights, door to;

Inner Hall

Radiator, doors to;

Bedroom One

3.07m x 3.05m (10'1" x 10'0")

UPVC window to the side aspect, radiator, Kingsize bed, fitted wardrobes, dressing table and bedside cabinets, door to;

En-Suite

2.69m x 1.05m (8'10" x 3'5")

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

Bedroom Two

2.82m x 2.27m (9'4" x 7'5")

With UPVC window to the side aspect, twin beds, fitted wardrobe, radiator, spotlights.

Shower Room

2.69m x 1.05m (8'10" x 3'5")

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

Outside

With a gravel driveway, and decking (being added at a later date), partial lake views to the front. A private rear view over lawns and trees.

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.

NB

The front photo has been AI enhanced to illustrate the decking once sited.

Services

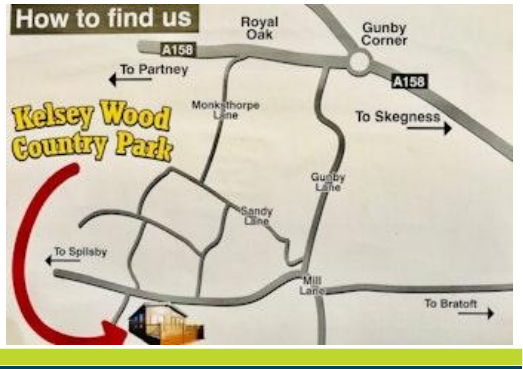
The property has LPG gas central heating, mains electricity, mains water and sewerage. Site fees are £3,300 for single units and £3,500 for twin, these are due in September and are reviewed annually. The site will require a copy ID ie a driving licence and proof of a council tax bill. Please note 10% 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.

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. Beautifully landscaped site with three lakes and wooded walkways through to a picnic area and wildlife meadow with open farmland views. Great place to relax and enjoy the wildlife a lovely rural retreat! 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.



Material Information Data

Please note the site will be extending to 90 units.
Council tax band: Not banded
EPC rating: Exempt Property
Other park home, non-standard construction (Prefabricated building)
2 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft access: no
Outside areas: Balcony
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
LPG central heating
Heating features: Double glazing
Broadband: None
Parking: Driveway
Not in a controlled parking zone
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: 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

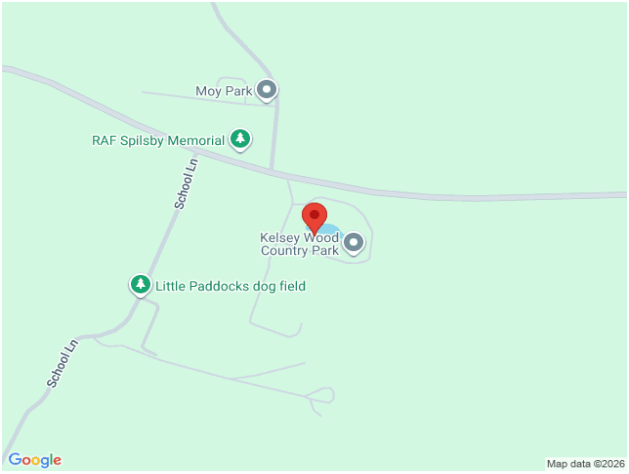
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



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01754 769769
skegness@lovelle.co.uk

The Property Ombudsman