

Buy. Sell. Rent. Let.



51 Kingfisher Drive, Beacon Park Home Village, Skegness,  
PE25 1TG



2



1



2

£77,000

When it comes to  
property it must be

  
**lovelle**





£77,000



### Key Features

- Park home with Driveway & Garage
- Lounge & Conservatory
- Kitchen-Diner
- Two Bedrooms
- 1990 Homeseeker "Chiltern"
- Fabulous Plot with Views & Access to Lake
- No Onward Chain
- EPC rating Exempt
- Tenure: Leasehold









For sale with NO ONWARD CHAIN! Lovely position for this two bedroom park home with driveway and garage! Beacon Park Home Village is an over 55's park home site with numerous lakes (which you can fish) and also enjoy lots of wildlife. Popular site with a bus stop, pub and convenience store within 500 metres. This home offers an enviable position at the bottom of a cul-de-sac, with high levels of privacy from your neighbours whilst also enjoying direct access onto the lake. The accommodation comprises; hallway, conservatory, lounge, kitchen-diner, two bedrooms and bathroom with gas central heating and double glazing.

### Conservatory

5.41m x 1.16m (17'8" x 3'10")

Entered via patio doors with views over the garden and the lake, door to;

### Hall

With radiator, UPVC window to the side aspect, doors to;

### Bedroom One

3.6m x 2.23m (11'10" x 7'4")

UPVC window to the rear aspect, radiator, fitted wardrobes.

### Bedroom Two

2.42m x 2.4m (7'11" x 7'11")

UPVC window to the side aspect, radiator, fitted wardrobe.

### Bathroom

UPVC window to the side aspect, low level wc, pedestal wash hand basin, panelled bath with electric shower over, radiator.

### Kitchen-Diner

3.6m x 2.42m (11'10" x 7'11")

With UPVC windows to both aspects, radiator, fitted base and wall cupboards, work surfaces over, stainless steel sink, freestanding gas cooker, Indesit washing machine, fridge-freezer, cupboard housing Worcester Bosch central heating boiler (2016), door to;

### Lounge

3.63m x 3.6m (11'11" x 11'10")

UPVC windows to the front and side aspects, door to the conservatory, radiator, inset electric fire with surround.

### Outside

Long tarmac drive for several cars leads to the detached single garage. There is gardens to the side, front and rear aspect comprising gravel, patio, lawns, greenhouse and concrete shed. The gardens offer a good degree of privacy with hedging to the neighbours either side but you can enjoy the lake views and the garden has direct access to the lake which can be fished if you want.

## Directions

From our office on Roman Bank proceed north and turn left at The Ship traffic lights onto Burgh Road. Just before The Welcome Inn pub turn right onto Old Burgh Road. At the mini round about turn right onto Beacon Way. Take the first left hand turning into Beacon Park Home Village and turn right going past the reception and park club (on your left), go down the speed bump, keep right and go past Aylesbury Drive and then drive past the small lake on your right hand side. At the end of the road turn right (no. 61 Mallard Way on your right hand side). Continue until you see 49 Kingfisher Drive in front of you and turn right. The property can be found at the bottom of the cul-de-sac.

## Location

Beacon Park Home Village is an over 55's park home site with numerous lakes (which you can fish) and also enjoy lots of wildlife. Popular site with a bus stop, pub and convenience store within 500 metres. This home offers an enviable position at the bottom of a cul-de-sac, with high levels of privacy from your neighbours whilst also enjoying direct access onto the lake.

## Services

The property has mains gas, water, sewerage and electric. 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.

## 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

This property is exempt, not requiring an EPC to market.

## 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.

## Material Information Data

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

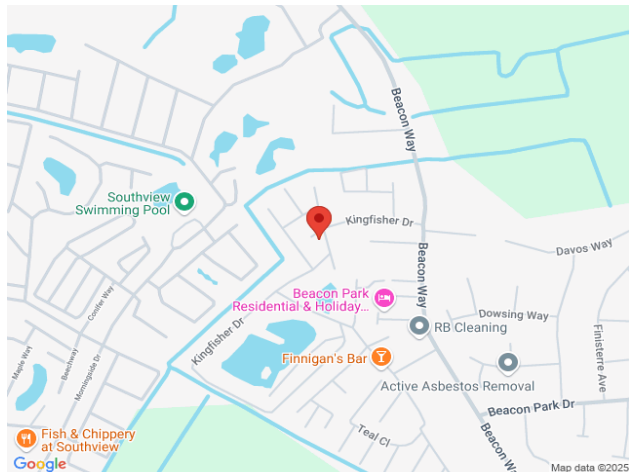
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/RzkgMDTqDgHFncE2MFhPb/view>

## Material Information Summary

Council tax band: A  
Tenure: Leasehold  
Property type: Park home  
Property construction: Prefabricated building on a steel chasis  
Electricity supply: Yes  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good  
Parking: Garage, Allocated, and Driveway  
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: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Exempt Property

GROUND FLOOR



When it comes to **property**  
it must be

  
**lovelle**

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