Buy. Sell. Rent. Let.

23 Kelsey Wood Country Park, Monksthorpe, PE23 5PP

2 2 1

£64,950

When it comes to property it must be lovelle

£64,950

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Key Features

- Park Home on Tranquil Site
- Two Bedrooms
- Master Bedroom with Dressing Room and Ensuite
- Shower Room
- Wrap Around Decking
- Lake Views
- EPC rating Exempt
- Tenure: Leasehold

This well-presented lodge offers an excellent opportunity for those seeking comfortable, modern living in a peaceful and scenic environment. The property comprises two generously sized bedrooms, including a master suite complete with its own dressing room and en suite facilities, providing a private and convenient space for relaxation. The accommodation includes a contemporary shower room, catering to the practical needs of residents and guests alike. The open living space benefits from natural light and is thoughtfully designed to create a sense of spaciousness. LP Gas fired heating ensures warmth and efficiency throughout the year. The property is positioned upon a tranquil site with impressive lake views, offering residents the opportunity to enjoy natural surroundings from the comfort of home. One of the notable features is the wrap around decking, perfect for taking in the serene outlook and providing an ideal space for outdoor seating. This is an attractive option for those looking for low-maintenance living within a park home community.

Hall
Entered via a UPVC door with radiator, handy seat and cloaks storage, doors to;

Lounge/Kitchen/Diner
With five UPVC windows and Velux, UPVC patio doors onto decking. Lounge area with fitted carpet, two radiators, electric fire and surround, two sofas, inset speakers, open to kitchen area, with vinyl flooring, fitted base and wall cupboards with worktops, inset single drainer sink, integrated gas double oven, integrated five ring gas hob, integrated fridge freezer, integrated washing machine, integrated dishwasher, matching "dresser" style cupboards housing central heating boiler and dining table chairs.

Bedroom One
With two UPVC windows, double bed, fitted bedroom furniture comprising wardrobes, dressing table and chest of drawers, carpeted, with radiator, door to;

Ensuite
UPVC window to the side aspect, low level WC, wash hand basin, shower cubicle, vinyl flooring and fitted storage.

Bedroom Two
UPVC window to the side aspect, twin beds, fitted wardrobe and dressing table, carpeted, radiator.

Shower Room
With UPVC window to the side aspect, low level WC, wash hand basin, shower cubicle, fitted storage, ladder style radiator, vinyl flooring.

Outside
There is a gravelled driveway as well as an area to the rear for a shed. With wrap around decking with seating area and views onto the fishing lake.

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 Link

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/9S3H4rcKzFBWpK3dbnTiWY/view

Material Information Data

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
No spray foam insulation
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
Disabled parking available
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

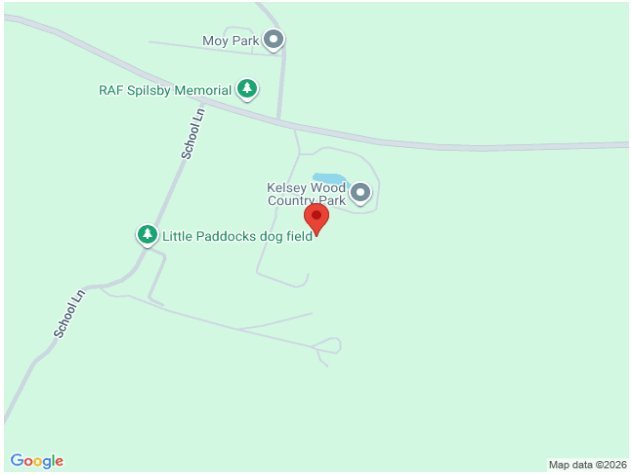
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



GROUND FLOOR

When it comes to property
it must be
lovelle

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The Property Ombudsman