

Buy. Sell. Rent. Let.



17A Catchwater Meadow Orby Road, Burgh Le Marsh  
PE24 5JD



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£75,000

When it comes to  
property it must be

  
**lovelle**



£75,000



**Key Features**

- Prestige Ruby Lodge 2014
- 40' x 13'
- Overlooking Fishing Lake
- Private Double Fishing Peg
- Lounge-Diner - Lovely Lake Views
- Kitchen with Appliances
- EPC rating Exempt
- Tenure: Leasehold





Fabulous position overlooking FISHING LAKE with own private DOUBLE FISHING PEG! This 2014 Prestige Ruby Lodge (40' x 13') offers well designed accommodation comprising; hallway, principle bedroom with en-suite shower room, second twin bedroom, bathroom, kitchen open to light and airy lounge-diner. There is composite decking overlooking the lovely fishing lake, gardens and private double fishing stage onto the lake. There is parking adjacent to your holiday home. Catchwater Meadows offers a peaceful, semi-rural position but benefits from having its own bar/restaurant with regular entertainment. Located a mile from the well served village of Burgh Le Marsh and 5 miles from the coastal town of Skegness. This holiday park is open for all year.

### Hall

Entered via a upvc door, doors to;

### Bathroom

2m x 1.49m (6'7" x 4'11")

Upvc window to the side aspect, radiator, low level wc, wash hand basin inset to vanity unit, panelled bath with mixer tap/shower attachment, tiling where appropriate, spotlights, extractor fan.

### Bedroom One

3.04m x 2.47m (10'0" x 8'1")

Two upvc windows, radiator, fitted wardrobes (with radiator),TV on wall, spotlights, door to;

### En-suite

1.55m x 1.5m (5'1" x 4'11")

Upvc window to the rear aspect, low level wc, wash hand basin inset to vanity unit, shower cubicle, extractor fan, spotlights, radiator.

### Bedroom Two

3.15m x 2.26m (10'4" x 7'5")

Upvc window to the side aspect, fitted wardrobes and twin beds, over bed cupboards, radiator, spotlights.

### Kitchen

3.8m x 1.69m (12'6" x 5'6")

Upvc window to the side aspect, radiator, base and wall cupboards, worksurfaces over, integrated gas hob, extractor fan over, integrated electric oven (new 2025), integrated fridge freezer, integrated washing machine, stainless steel sink, microwave, central heating combi Baxi boiler, open to;

### Lounge-Diner

4.01m x 5.06m (13'2" x 16'7")

Four upvc windows, upvc front doors to decking, two radiators, electric fire with surround, three seater sofa and an armchair.

### Outside

Wrap around decking, 3 metal sheds, lawned garden, raised beds, metal gazebo and double peg fishing stage onto the lake.

## Services

The property has LPG gas bottle central heating through the site, mains electricity, mains water and the site has a shared septic tank. The current annual ground rent is £3825 per year and includes water, if paid by 28th September there is a £100 discount. Alternatively, you can pay monthly £318.75pcm. The seller is liable for a £15,000 transfer fee. 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

Burgh le Marsh is a popular well served village located 5 miles from the coastal town of Skegness and 5 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty). Amenities in Burgh Le Marsh include; regular bus services, doctors surgery, mini supermarket, various other shops, primary school, pubs and restaurants, take-aways, C of E Church, Baptist Church, Methodist Church, garden centre, petrol station, windmill/heritage centre. Pleasant location with farmland around the village offering lots of opportunities for walks in nature and appreciating the local wildlife.

## Directions

Leave Skegness on to the A158 Burgh Road, go past Southview and at the roundabout go straight onto the bypass. Take the third right onto Orby Road and then turn left into Catchwater Meadows. The Duck and Drake restaurant will be on your left hand side, proceed straight on and through wrought iron gates, bear left going past large UPVC conservatory and at the bottom then turn right and follow around and 17a can be found on the left hand side overlooking the lake.

## Material Information Data

Council Tax band: N/A

Tenure: Caravan Pitch Licence Agreement

Property type: Caravan

Property construction: Standard caravan

Energy Performance rating: Exempt

Electricity supply: Mains electric

Solar Panels: No

Other electricity sources: None

Water supply: Mains

Sewerage: Shared septic tank

Heating: LPG gas

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great , Vodafone - Great, Three -Great , EE -Great

Parking: Yes

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: No

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: No  
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.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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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