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



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Offers Over £125,000

When it comes to
property it must be


lovelle



Offers in excess of £125,000



Key Features

- Popular Residential Site
- Immaculate Parkhome
- Lakeside Views
- Driveway and Low Maintenance Garden
- Kitchen-Diner & Lounge
- Modern Shower Room
- EPC rating Exempt
- Tenure: Leasehold Parkhome





Immaculate Parkhome with VIEWS OVER FISHING LAKE! Situated on a lovely wide, low maintenance plot this Parkhome for over 55 year olds has block paved driveway, gas central heating and UPVC double glazing. The accommodation comprises; entrance hallway, two double bedrooms, modern shower room, good size lounge and kitchen-diner. Located on the sought after Beacon Park Home Village residential site which is conveniently located on a bus route and has two fully stocked fishing lakes (with the benefit of regular competitions for the keen angler) and other facilities including an on-site laundrette, an established hairdressers and a popular public house which also has a great entertainment schedule including bingo. The plot of this Parkhome is a good size but easily maintained as has UPVC fencing (no painting required) and attractive patio to enjoy stunning views over the lake. A lovely place to enjoy the peace and quiet (no children can reside on site), fish or enjoy the birds and wildlife.

Hall

Entered via a UPVC side entrance door, radiator, storage cupboard, doors into;

Bedroom One

3.48m x 2.87m (11'5" x 9'5")

With UPVC window to the side aspect, radiator, freestanding wardrobes, TV point.

Bedroom Two

3.51m x 2.9m (11'6" x 9'6")

With UPVC window to the rear aspect, radiator, fitted wardrobes, TV point.

Shower Room

With walk in shower, wash hand basin with vanity unit, WC, ladder style radiator and an opaque UPVC window to the side aspect, tiled walls and floor, mirrored wall cabinet.

Lounge

5.79m x 3.28m (19'0" x 10'10")

With UPVC windows to two elevations with one overlooking the lake, two radiators, living flame gas fire with marble hearth and wooden surround.

Kitchen-Diner

5.56m x 2.59m (18'2" x 8'6")

Comprising of wall, base and drawer units with worktops over, integrated electric oven, integrated gas hob, extractor over, inset single bowl sink, UPVC windows to two aspects, one overlooking the lake, space for fridge-freezer, cupboard housing the Combi boiler (fitted 2022), ample space for dining table, UPVC door to the driveway.

Outside

Externally the property offers a block paved driveway, low maintenance garden laid to gravel and patio enclosed by UPVC low maintenance fencing, three sheds and stunning views over the fishing lakes, a great place to fish and where regular fishing matches are run.

Services

The ground rent and maintenance charges currently are £210 per month including your water. The property has mains gas central heating, water, sewerage and electricity. 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.

Location

Located on the ever popular Beacon Park Village which has the benefits of a hairdressers, pub/restaurant on site, two fishing lakes with exclusive use by residents and their guests. There is a regular bus service which stops on Beacon Way within a few hundred yards of Beacon Park Home Village.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Continue along past the petrol station and Spar shop and turn right onto Burgh Old Road. Go straight on at the mini roundabout onto Beacon Way. Then your first left turning will lead you into Beacon Park Village. Turn right in front of the Park Club and then take the second left onto Kingfisher Drive follow the road around and you will find the property on the right hand side.

Material Information

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.

Material Information Data

Council Tax band: A

Tenure: Leasehold

Property type: Parkhome

Property construction: Standard Parkhome

Energy Performance rating: exempt

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: 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

Historical flooding: No



Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
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 of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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