



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

**welcome to**

## **Kingfisher Drive Beacon Park Home Village, Skegness**

Beautifully positioned two-bedroom detached residential park home located on Kingfisher Drive within the popular Beacon Park Home Village. Enjoying stunning lake views, the property offers a lounge diner, kitchen, conservatory, driveway, garage and a private garden with decking area.

### **Entrance Porch**

A handy space to store shoes and coats.

### **Lounge**

15' 5" x 10' 9" ( 4.70m x 3.28m )

A spacious lounge with radiator, power point, 2x windows and patio door leading into the conservatory.

### **Dining Area**

8' 7" x 6' 10" ( 2.62m x 2.08m )

Ample room for a dining table and chairs.

### **Conservatory**

9' 6" x 9' 4" ( 2.90m x 2.84m )

A great additional space with windows to all aspects and doors leading to the garden. The conservatory offers fantastic views across the lake.

### **Kitchen**

10' 4" x 7' 2" ( 3.15m x 2.18m )

A modern fitted kitchen with white gloss base, wall and drawer units with worktop space over. Sink and drainer with mixer tap, space for a fridge freezer, window, radiator and door leading into hallway.

### **Bedroom 1**

9' 6" x 9' 5" ( 2.90m x 2.87m )

Double bedroom, window and radiator

### **Bedroom 2**

9' 7" x 9' ( 2.92m x 2.74m )

With fitted wardrobes, radiator and window.

### **Bathroom**

Fitted with walk in bath, WC, sink, window and radiator.

### **External**

The garden is mainly pebbled with decorative plants and shrubs. A decking area just outside the rear door is ideal for seating. The garden looks out across the lake with a section of fencing being removable to access the lake for fishing. The property also offers parking and a garage.





***view this property online*** [williamhbrown.co.uk/Property/SKG110150](http://williamhbrown.co.uk/Property/SKG110150)



welcome to

## Kingfisher Drive Beacon Park Home Village, Skegness

- Two bedroom detached residential park home
- Over 55's
- Desirable lakeside position with lake views
- Spacious lounge diner
- Kitchen and conservatory

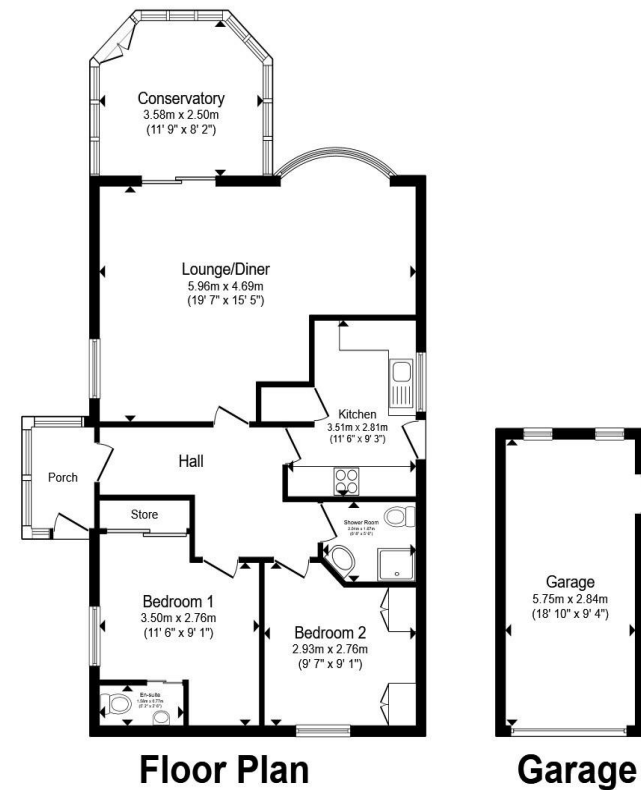
Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£140,000**



Total floor area 105.7 m<sup>2</sup> (1,137 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
william  
h brown

view this property online [williamhbrown.co.uk/Property/SKG110150](http://williamhbrown.co.uk/Property/SKG110150)



Property Ref:  
SKG110150 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01754 768311**



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25  
2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)