



Wine Down Retreat Docker Holiday Park

House - Lodge

Price Guide

£139,950

Wine Down Retreat Docker Holiday Park , LA6

House - Lodge



Overview

- NO CHAIN
- MASTER EN-SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PATIO AREA WITH GARDEN
- WONDERFUL HOLIDAY HOME
- TWO BEDROOMS
- OUTSTANDING KITCHEN
- VIEWS OVER THE LAKE
- DECKED PATIO AREA
- GREAT INVESTMENT FOR HOLIDAY LET

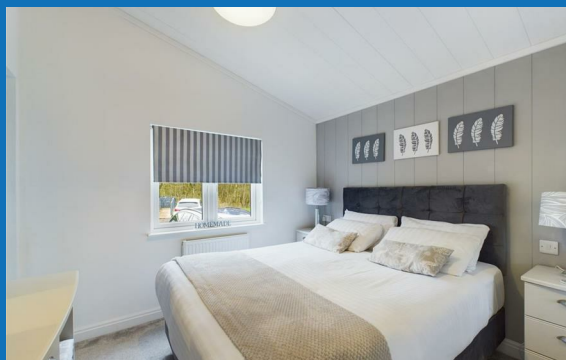
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Entrance hallway

Hard-wearing vinyl flooring, radiator and door to the utility room.

Utility Area

A range of wall and base units, double glazed window to front, stainless steel sink, integrated washing machine, combi boiler, hard-wearing vinyl flooring.

Open Plan Lounge/Kitchen/Diner

Lounge area with double-glazed patio doors leads onto the decked patio area, tv with free satellite channels & wi-fi, hard-wearing vinyl flooring and a double-glazed skylight.

Kitchen/Dining Area

Island with under storage, four plate induction hob and power socket, range of high gloss wall and base units, integrated fridge/freezer, Carron porcelain sink and mixer tap, integrated electric oven and microwave, dishwasher, double glazed skylight. Dining area with fitted seating and table.

Bedroom One

Double glazed window to side, built-in wardrobes, carpeted flooring, radiator, door to ensuite, USB point.

En-Suite Shower Room

Double-glazed window to side, walk-in double shower with thermostatic shower, vanity unit

with inset wash hand basin, heated towel rail, hard-wearing vinyl flooring, W.C.

Bedroom Two

Double-glazed window to rear, free-standing wardrobe, carpeted flooring, radiator, USB point.

Bathroom

Double-glazed frosted window to rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, built-in storage cupboard, extractor fan, heated towel rail, W.C.

Outside

Two parking spaces, a decked patio area and a lawn area with another pretty patio area.

Useful Information

Built in August 2020 and has a 50-year lease.

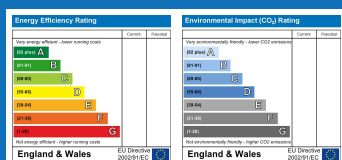
The service charge per annum is £4,000 with a reduction of £150.00 if paid early.

11-month holiday site

Subletting is allowed

Gas & electricity are both metered
Finance available (contact us for more details)

Please contact us for confirmation of site fees as they vary depending on the type of lodge/caravan
Pets are allowed



Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.