



CHOICE PROPERTIES

Estate Agents

Thornbury Platinum 1, The Nurseries
Coots Lane, **Reduced To £74,950**



Call Now To Reserve Your Plot For Up To 12 Months

● 01507 472016 ●

REDUCED FOR A LIMITED TIME- DON'T MISS OUT! CALL NOW TO RESERVE YOUR PLOT FOR UP TO 12 MONTHS! It is a pleasure for Choice Properties to be selling agents for the new and exclusive 12 month occupancy luxury lodge park 'The Nurseries'. We offer for sale the stylish and fully furnished 'Thornbury Platinum' two or three bedroom lodge which benefits from allocated parking and the option to add a decked seating area. This superior and beautifully maintained site is located in a tranquil position within easy reach of neighbouring coastal towns. All lodges are brand new 2024 models.

The abundantly light and bright internal accommodation comprises:

Kitchen

7'5" x 12'8"

Fitted with a stylish and impressive range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker with four ring gas hob and featured extractor hood over, integrated fridge/freezer, inset spotlighting to the ceiling, cupboard housing wall mounted LPG Boiler, thermostat controls, open plan into:-

Reception Room

13'8" x 12'8"

Light and airy reception room, feature fireplace, TV Aerial point, inset spot lights to the ceiling, patio door to the front aspect leading onto attractive raised decking.

Hallway

10'0" x 2'8"

Doors to bedrooms and bathrooms.

Bedroom 1

8'4" x 12'8"

Spacious double bedroom, modern and stylish built in wardrobes, TV Aerial point, featured Bay window to the rear aspect.

Bedroom 2

10'0" x 5'5"

Light and airy bedroom, built in storage.

Bathroom

10'0" x 4'0"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin with stainless steel mixer taps set into vanity unit, close coupled wc, mermaid board to the splash backs.

Parking

Two allocated parking spaces plus visitors parking.

Communal gardens

Beautifully maintained communal gardens.

Site details

This warden operated site offers 12 month occupancy. There are laundry facilities and a cafe on site. Nearby coastal towns are within easy reach: Chapel St Leonards 4 miles, Skegness 9.3 miles, Sutton on Sea 5.8 miles and Mablethorpe 8.3 miles away. The site is also a short drive through countryside to the Lincolnshire Wolds, an area of outstanding beauty, the market town of Alford can be found only 4.9 miles away. Pets are welcome at the discretion of the site and Wi-Fi is available.

Tenure

Licence with a ground rent of approx £2,750 per annum.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

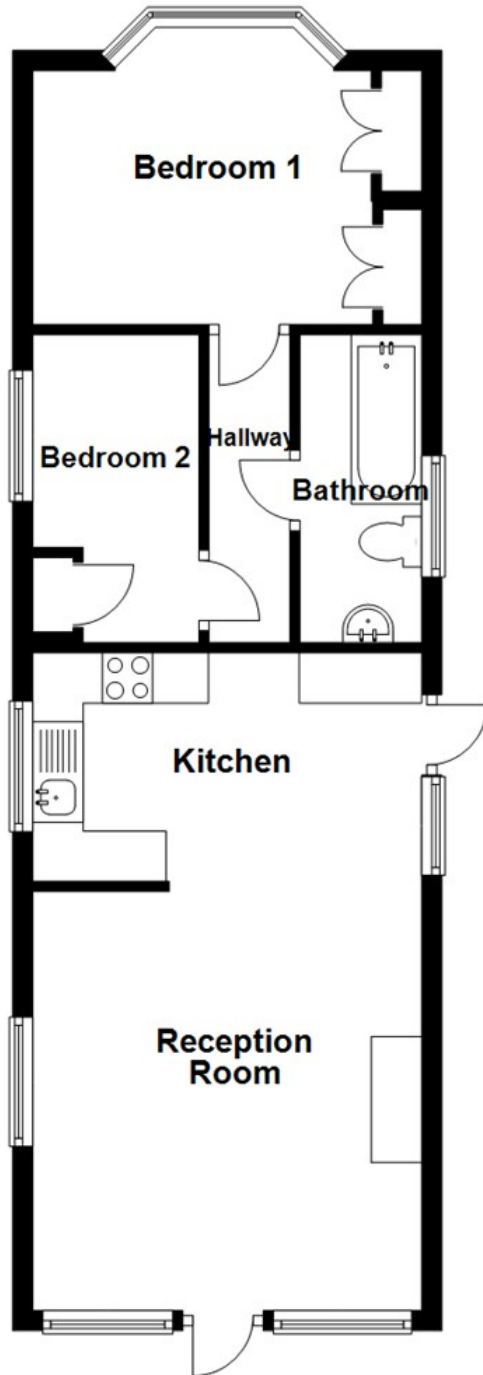








Ground Floor



Directions

On the A52 between Mablethorpe and Skegness as you enter the village of Mumby turn right after the pub into Washdyke Lane then right again into Coots Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

