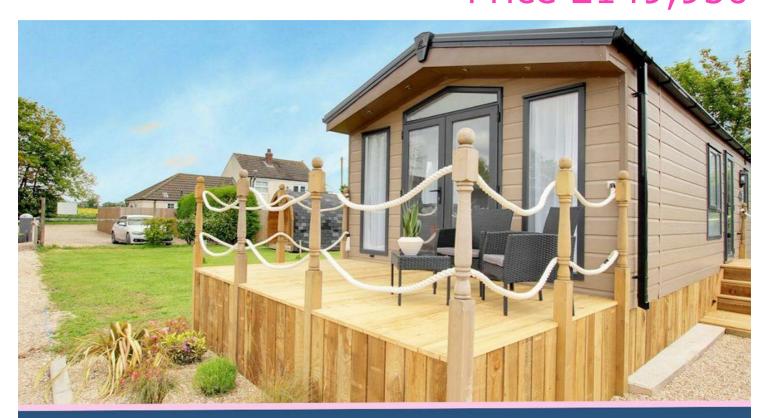


## CHOICE PROPERTIES

# Estate Agents

Plot 41 The Nurseries Coots Lane, Mumby, LN13 9JZ
Price £149,950



Call Now To Reserve Your Plot For Up To 12 Months

■ 01507 472016 ■

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 three bedroom double unit 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 new 2024 models.



### The abundantly light and bright internal accommodation comprises:

#### **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.

#### **Parking**

Two allocated parking spaces plus visitors parking.

#### **Communal gardens**

Beautifully maintained communal gardens.

#### **Tenure**

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

#### **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

#### 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.



























## **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.

