



CHOICE PROPERTIES

Estate Agents

30 Golf Village, Grange Leisure Park
Alford Road,

Reduced To £89,950



It is a pleasure for Choice Properties to bring to the market this most spacious and impressive three bedroom detached lodge with 9 months occupancy, located on the popular site - The Grange Leisure Park. Boasting generously proportioned room sizes, a pleasant position on site and a high quality finish throughout, matched with the on-site amenities; including the 'Badgers Barn' Bar and Grill, Spar Shop, Aqua Park and 9-hole Golf Course, this really is the definition of a perfect holiday home. Do not miss out on the opportunity on offer here, early viewing is certainly advised.

Having been built in 2019, this lodge has been maintained to the highest specification and is immaculately presented. The spacious and abundantly light and bright accommodation comprises:

Reception Room/Dining Room

17'5" x 19'4"

Front uPVC entrance door leading into the reception room/dining room, which features a cupboard (measuring 1'07" x 3'09" housing the wall mounted 'Ariston' combination boiler; supplying both the central heating and hot water systems. The reception room/dining room further features a wall mounted electric feature fire, a TV aerial, triple aspect windows; overlooking the lake and golf course, sliding patio doors out on to the decked seating area and provides ample dining space.

Kitchen

9'5" x 9'4"

Stylish kitchen fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with stainless steel extractor hood over, integrated appliances - including; fridge, freezer, washer/dryer/dishwasher, microwave and a 'Belling' double electric oven, part tiling to the walls. inset spot lighting and a breakfast bar seating area.

Hallway

With doors to:

Bedroom 1

9'5" x 9'4"

Double bedroom with a TV aerial and a door leading to the dressing room.

Dressing Room

5'7" x 4'0"

With shelving, railing, power and double opening doors to the en-suite shower room.

En-suite Shower Room

5'7" x 5'4"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower over, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, extractor fan and heated towel rail.

Bedroom 2

8'2" x 8'3"

Twin bedroom with a built in single storage cupboard and a TV aerial.

Bedroom 3

10'4" x 8'2"

Featuring a triple bunk bed, two built in single wardrobes, a dressing table and TV aerial.

Shower Room

5'5" x 6'8"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, extractor fan, wall light and heated towel rail.

Decked Seating Area

11'3" x 25'5"

Composite decking surrounds the front of the lodge, with a hot tub with Bluetooth feature sunk in. The decked area also comes equipped with some handy and useful wind blinds and all outside furniture found at the lodge can be negotiated with the sale.

Outside

To the left of the lodge is an area laid to lawn. This belongs to the lodge and you would have full use of this space with the added bonus of the upkeep being taken care of by the site's maintenance team. To the rear of the lodge you will find two parking spaces reserved for Number 30. The outside of the lodge also features a hot and cold tap. The lodge sits in a pleasant and sought after position facing the 9-hole golf course and one of the many lakes dotted around the site, proving to be a truly peaceful position.

Location

Having undergone massive investment recently, with a new bar, restaurant, show bar, café, arcade and Spar supermarket, Grange Leisure Park is now one of the region's leading holiday parks.

Tenure

Freehold. Site fees are payable to Grange Leisure Park and account to approximately £4,200.00 per annum.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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 regulation 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.

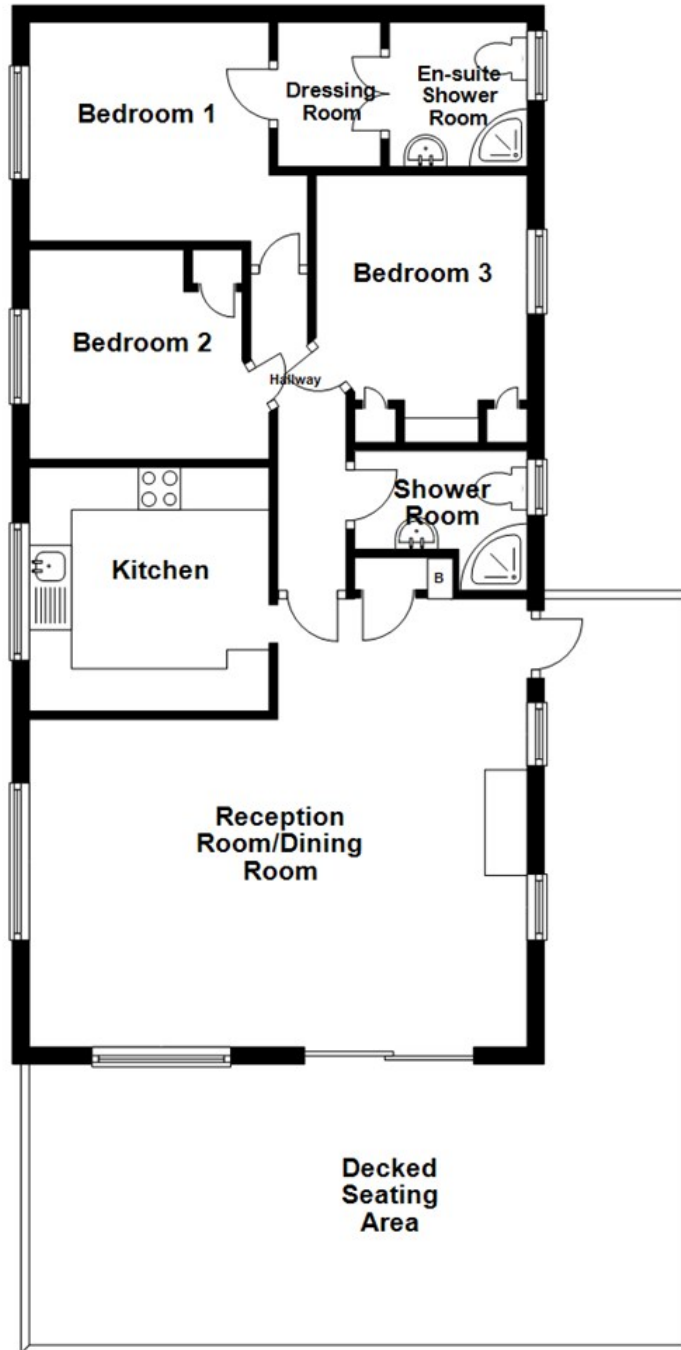
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Ground Floor

Approx. 71.5 sq. metres (769.4 sq. feet)



Total area: approx. 71.5 sq. metres (769.4 sq. feet)

Directions

Use postcode LN12 1NE to find the site. As you navigate through the site, Golf Village will be clearly sign posted and the turning for number 30 is the second on you right upon entering Golf Village. The lodge can be found a short way along of your left hand side.

