



CHOICE PROPERTIES

Estate Agents

26 Golf Village, Grange Leisure Park
Alford Road,

Reduced To £75,000



Choice Properties are delighted to bring to the market this superb three bedroom (one en suite) detached lodge with fantastic veranda located on a sought after site offering 8 months occupancy and only a short drive from award winning beaches and amenities.

Offering generously proportioned rooms throughout, the abundantly light and beautifully presented accommodation comprises:-

Hall

11'9" x 2'7"

Loft access, doors to:-

Reception Room

19'4" x 9'5"

Beautifully light and airy reception room, dual aspect windows, electric feature fireplace, TV Aerial point, wall mounted thermostat controls, sliding patio doors to the front aspect, open plan kitchen/diner.

Kitchen/Dining Room

19'4" x 9'3"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, four ring 'Candy' gas hob with featured stainless steel extractor hood over, 'Candy' electric oven and microwave, integrated dishwasher and fridge/freezer, sliding patio doors to the front aspect, dual aspect windows, ample space for a dining table, inset spot lights to the ceiling, extractor vent.

Utility Room

5'2" x 6'7"

Fitted with a range of wall and base units with work tops over, one bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, 'xpellar' extractor, built in airing cupboard housing the wall mounted combination boiler.

Bedroom 1

8'11" x 9'3"

Spacious double bedroom, built in double and single wardrobes, built in vanity dressing table unit, inset spot lights to the ceiling, door to:-

En-suite Shower Room

4'0" x 9'3"

Fitted with a modern three piece suite comprising large shower cubicle with mains fed shower over, wash hand basin with mixer taps set into vanity unit, dual flush w.c., tiled splash backs, heated towel rail, extractor fan, inset spot lights to the ceiling.

Bedroom 2

11'2" x 9'5"

Spacious double bedroom, TV Aerial point, inset spot lights to the ceiling, built in double wardrobe with dresser, door to bathroom.

Bedroom 3

8'3" x 9'3"

Double bedroom, TV Aerial point, built in double wardrobe, inset spot lights to the ceiling.

Bathroom

1'5" x 6'7"

Fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, wash hand basin set into vanity unit, dual flush w.c., tiled splash backs, extractor fan, inset spotlights to the ceiling, heated towel rail, shaving point, two entrance doors.

Outside

The park home opens up outside onto a beautiful veranda laid with composite decking and overlooks fantastic views of the golf course. This area is ideal for outdoor dining and entertaining or relaxing in the hot tub. There is also off road parking.

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.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

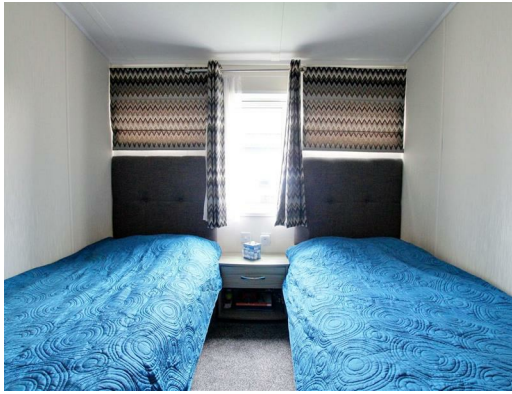
Opening hours

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

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

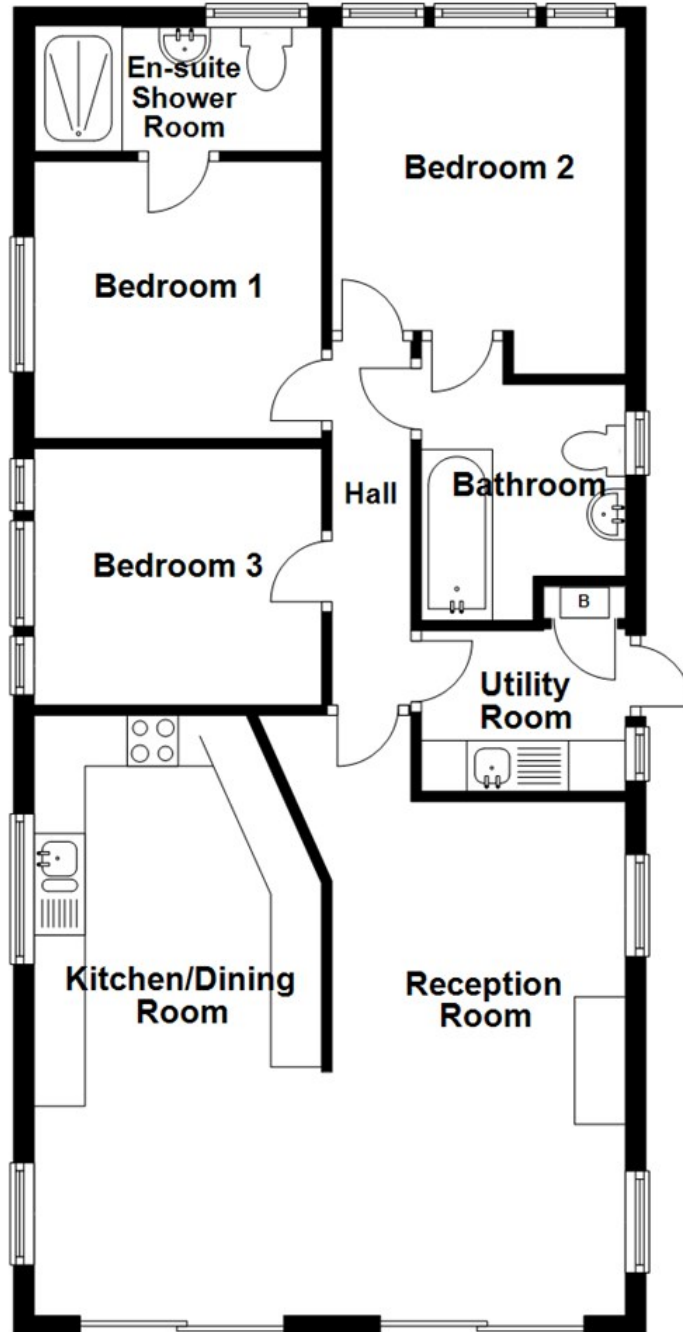
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Ground Floor

Approx. 73.5 sq. metres (790.8 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)

Directions

Use postcode LN12 1NE to find the site.

