



Boat Lane, Bleasby, Nottingham, NG14 7FT

- BRAND NEW 2021 LUXURY lodge with 2 SHOWER rooms, 2 BEDROOMS (both with generous BUILT IN furniture), on GENEROUS CORNER PLOT with FAR reaching countryside VIEWS
- PARKING for 2 x CARS with potential 3rd on adjacent gravelled/grassed area
- VERY GENEROUS GARDEN with those views, lawned and fully fenced (including close boarded and post & rail fronted by hedging), and there is a double fronted SHED
- 40ft x 13 ft Willerby 'Sheraton' LODGE home with ALL FURNITURE, furnishings and fittings INCLUDED, AVAILABLE IMMEDIATELY
- Can be used ALL YEAR ROUND, over 45's/50's, PETS allowed including dogs, at site owner's discretion, NO 'upward CHAIN'
- WALKING DISTANCE TO Waggon & Horses PUB, river FISHING, country WALKS. 1.3 miles to Bleasby TRAIN STATION, less than 5 MILES to historic SOUTHWELL market town for shopping
- EXTENSIVE wrap around grey PVC DECKING/walkway with balustrade railings and external LIGHTING, SIX seat HOT TUB with jets and illumination (dual fuel: electric and wood)
- 250 sq ft triple aspect OPEN PLAN living with those views, VAULTED ceiling and 2 x pairs FRENCH doors to the wrap around decking

Guide Price £110,000



Boat Lane, Bleasby, Nottingham, NG14 7FT

DESCRIPTION

Brand new 2021, very well presented, 2 shower room, 2 bedroom (both with generous built in furniture), luxury lodge, on generous corner plot with far reaching countryside views, that can be used all year round, for over 45's/50's, pets allowed incl dogs, at site owner's discretion, parking for 2 x cars with potential 3rd on adjacent gravelled/grassed area, walking distance to pub, river fishing, country walks. 1.3 miles to train station, and less than 5 miles to historic Southwell market town for shopping, and there is NO 'upward CHAIN'.

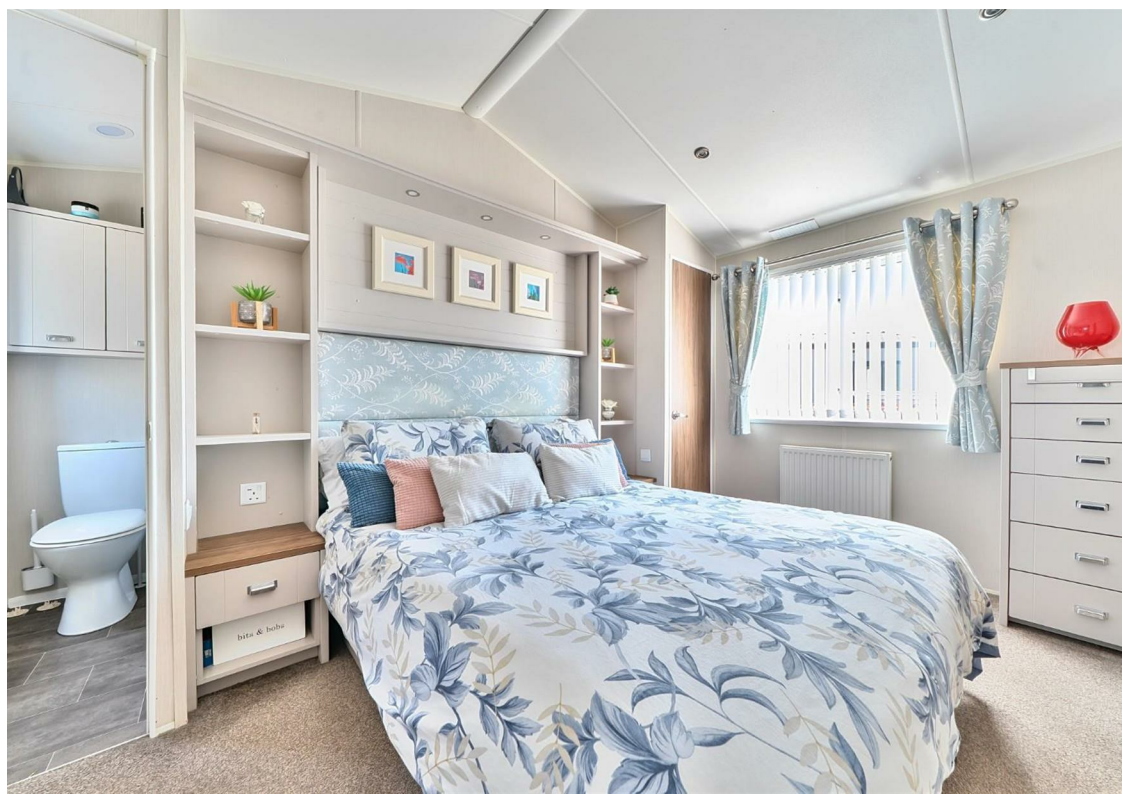
Generous garden having those views, laid to lawn and fully fenced (incl close boarded and post & rail fronted by hedging), as well as extensive wrap around grey PVC decking/walkway with balustrade railings and external lighting, 6 seat hot tub with jets and illumination (dual fuel: electric and wood) and a double fronted shed, this is a 40ft x 13 ft Willerby 'Sheraton' lodge home with all furniture, furnishings and fittings included (except TVs).

It also benefits from gas central heating with annually serviced Ariston E-combi boiler, UPVC double glazed incl French doors, external light, power and water supplies.

The property consists of 250 sq ft triple aspect vaulted ceiling open plan lounge, dining, modern kitchen living (with 2 x pairs French doors to the wrap around decking, feature fireplace, furniture and built in kitchen appliances incl Belling oven, 4 ring gas hob, microwave oven, fridge freezer, Indesit dishwasher, Indesit washer dryer etc), inner hall, modern shower room and en-suite (both with one & half width shower, hand basin in vanity unit, built in cupboards, mirror, close coupled toilet), and the 2 bedrooms (both having aerial point and power socket for wall mounted TV, generous built-in furniture, the master also having a walk-in wardrobe).

25 year lease from 2021, ground rent £270 pcm, electricity meter 0.31p per unit, pay calor gas and water/drainage direct to the supplier.

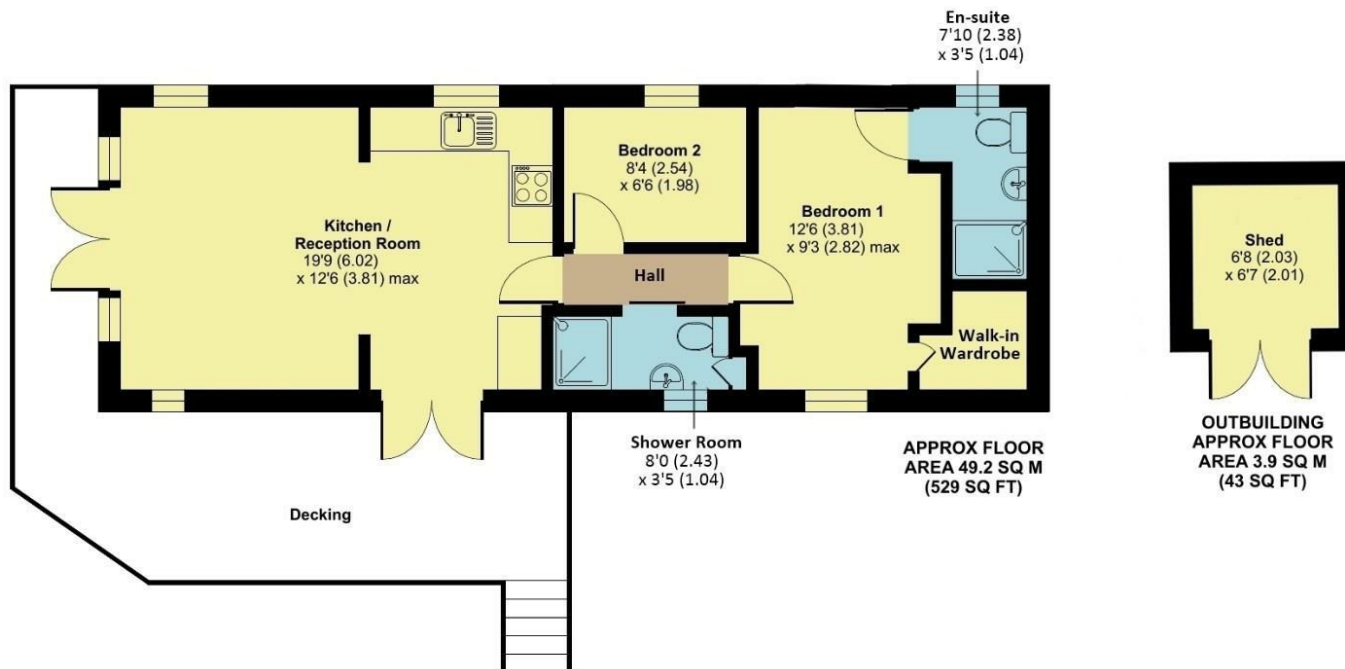




Riverside Country Lodges, Boat Lane, Bleasby, Nottingham, NG14



Approximate Area = 529 sq ft / 49.2 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 572 sq ft / 53.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1291120

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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