



Lodge 26, The Gunby Lake Holiday Park, Spilsby, PE23 5SL



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Leasehold

£95,000 – including ground rent paid until March 2025



### THE GUNBY LAKE HOLIDAY PARK

The Gunby Lake Holiday Park is a family-run park set in a perfect location, within a short drive into the Lincolnshire Wolds, designated an area of outstanding natural beauty and a stones throw to the coast and seaside attractions.

There is a coded access gate to enter the park, along with CCTV covering the entrance and visitors car park area. There is a well-stocked fishing lake with many pegs and with the park being on the doorstep to the Wolds with some beautiful country walks nearby.

The site is a non letting holiday park and offers 12 month occupancy.

A lodge located in a small private and well maintained site, on a large corner plot in a peaceful setting with open views. The site has a well stocked fishing lake and is on a bus route. The lodge is 20' x 40' 2019 Willerby Portland, is dog friendly and on a 12 month occupancy.

Having well presented accommodation comprising: open plan living/dining/kitchen, hallway, master bedroom with en-suite, further bedroom and bathroom. Outside the property has off-road parking, a decked veranda and a lawned garden with patio area and two garden sheds.



## ACCOMMODATION

Part glazed side entrance door through to the:

## OPEN PLAN LIVING/DINING/KITCHEN

6.80m x 5.94m (22'4" x 19'6")

Forming areas comprising:

### KITCHEN AREA

Having windows to both side elevations, inset ceiling spotlights, radiator and built-in cupboard. The fitted kitchen has tile effect flooring and is fitted in a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, cupboards over. Work surface return with inset cooker with LPG hob & double oven below, drawers & wine rack under, cupboards & stainless steel cooker hood over. Tall units to side with integrated fridge & freezer. Further work surface forming breakfast bar to one side with cupboards under.

### LOUNGE/DINING AREA

Having full height twin windows & sliding patio doors to front elevation, further windows to both side elevations, inset ceiling spotlights, two radiators, television aerial connection point and fireplace with inset electric wood burner effect fire.



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#### HALL

With access to both bedrooms and bathroom.

#### BEDROOM ONE

5.60m x 2.79m (18'5" x 9'2")

Having two windows to side elevation, inset ceiling spotlights, radiator and wardrobes with dressing table and drawers.

#### EN-SUITE

2.27m x 1.56m (7'5" x 5'1")

Having window to side elevation, inset ceiling spotlights, radiator and tile effect floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

#### BEDROOM TWO

2.95m x 2.70m (9'8" x 8'11")

Having window to side elevation, inset ceiling spotlights, radiator and walk-in wardrobe.

#### BATHROOM

2.00m x 1.70m (6'7" x 5'7")

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail, extractor and tile effect flooring. Fitted with a suite comprising: panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboard under.



## EXTERIOR

To the side of the property there is a gravelled area which provides off-road parking. There is a decked veranda to the front of the property which extends partway to the side where there are steps down to a lawned garden with a paved patio and two metal sheds.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler serving radiators. The ground rent is due in March and is approximately £3,150 for the year but there is a ten month option available. The ground rent is already paid up to March 2025.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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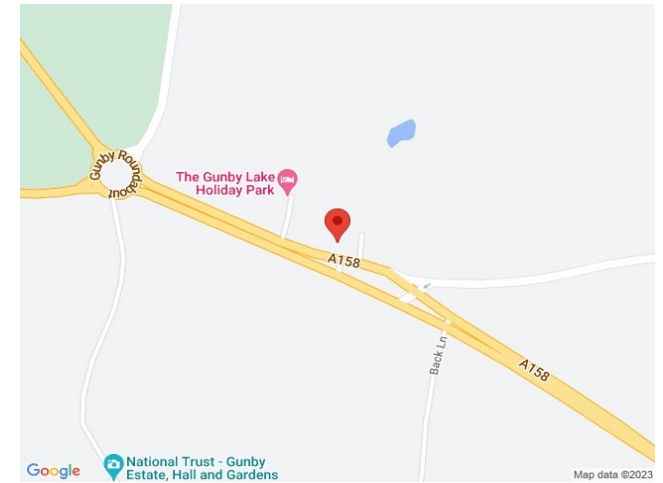
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## Floorplan



Total area: approx. 73.6 sq. metres (792.3 sq. feet)



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