

Findern Lane

Willington, Derby, DE65 6DW

John 
German





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£250,000

A one-of-a-kind luxury holiday home situated in the sought after location of Mercia Marina. Immaculately presented throughout offering 3 double bedrooms, 2 bathrooms (1 en suite), modern open plan living and great outdoor space. The property although superbly modernised, still offers a great deal of character and uniqueness.



The lodge is accessed through private gates, passing the lake you approach the lodge with two private parking spaces and a walkway. Immediately, you notice how set back and private the home is in comparison to other homes on site.

When accessing the home, you open to a spectacular living space comprising a kitchen/diner with fridge/freezer, oven, integral microwave, induction hob, extractor fan, dishwasher, and plentiful storage cupboards. Complimenting the kitchen is a lovely breakfast bar with further storage and a separate dining table. At the other end of the room is a cosy sitting space with a corner TV unit. The room has dual aspect windows, spotlights, as well as French doors opening to the decking. Off the living space is a door to the compact utility room. Overall, this confirms the space to be not just practical but perfect for entertaining and bringing the family together.

Walking down the hall to your left is the three piece family bathroom offering WC, hand wash basin and shower over bath. The bathroom is light and spacious with a lovely skylight above letting in the natural sunshine but also providing great ventilation.

The hallway also splits to all three bedrooms. The master bedroom includes an en-suite bathroom inclusive of WC, hand wash basin and shower cubicle. The master bedroom also includes fitted sliding wardrobes. The second bedroom is also double inside and includes fitted sliding wardrobes. The third bedroom currently has two single beds, this room also has sliding fitted wardrobes.

The outside space really is impressive, the property offers a stunning outlook onto the garden as well as the trees. The deck wraps around roughly a third of the home allowing you to move with the sunshine. This is the ideal space for outside dining, soaking up the sun, family activities, relaxing, bird watching and more.

Lavender Lodge is proudly situated towards the rear of the marina, meaning you are within walking distance of the excellent eateries and amenities but can step aside of the activity. Mercia Marina is a hot spot for its food, shops, and lovely overlook but it is also situated in Willington, a popular village with great schools and transport links.

The home is currently run as a holiday home generating an income and therefore the property is also great for holiday home investors. Amazingly, the property is to be sold with its current fixtures and fittings, so it is move in ready. The current owner achieved £28,000 gross annual income from holiday lets in the last 12 months.

Agents notes: The property is non residential and closed January 14th to February 14th annually. There is a service charge of £4,543.25.

Council tax and Stamp duty exempt.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: TBC. **Parking:** Allocated space.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** TBC.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

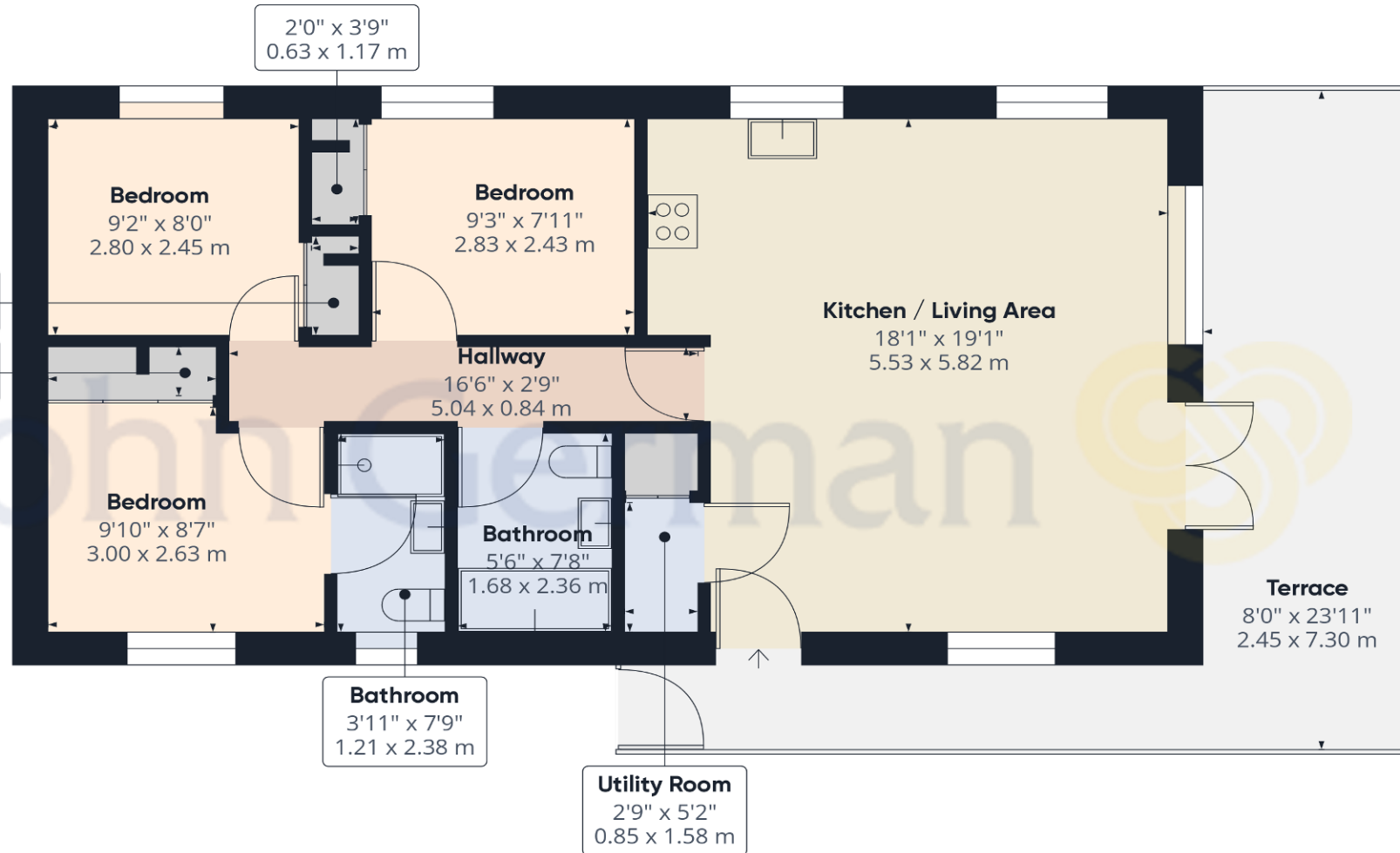
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: N/A

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.merciamarina.co.uk







Approximate total area⁽¹⁾

731.5 ft²
67.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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EPC NOT REQUIRED



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