

Helsey Farm Park, Hogsthorpe

£88,000



 **2**

 **2**

 **1**



- **Luxury Lodge**
- **Rural Location**
- **2 Bedrooms**
- **Lounge/Diner**
- **Veranda Patio Area**

- **Overlooking Lake**
- **Parking**
- **Site Fees £3,500 p/a**
- **52 Week Occupancy**
- **Phone Lines Open 8am-8pm**



Purchase the Ultimate in Luxury with this 2023 Abbey Westwood Lodge with striking wood feature walls and fantastic layout. It has a stunning open plan kitchen, lounge and diner with patio doors opening onto the wrap around veranda overlooking the lake. There is a double bedroom with an en-suite, wardrobes and dressing area. A separate bathroom, and two single beds in the 2nd bedroom as well as its own parking. Spaciously laid out and furnished on the new Coastfields site, book your viewing today to enjoy this lodge with all year round access.

Entrance Hallway

Enter the lodge from the side elevation into the corridor with a recessed cloak room space, servicing all rooms.

Kitchen, Lounge, Diner 5.93m x 4.12m (19'5" x 13'6")

Open plan kitchen lounge diner, stunningly finished with feature wood walls and electric log effect fireplace. Laid out with 2 x two seater settee's, coffee table, 6 person dining set and open worktop kitchen area. The kitchen benefits from an integrated Candy dishwasher, Hoover washing machine and Beko Microwave. As well as a built in Belling double oven and Grill and integrated wine cooler fridge. There is a 1 & 1/2 bowl composite sink under the double glazed window to the side elevation. Sliding patio doors lead out the veranda with corner seating to enjoy evenings by the lake.



Bedroom 1 3.13m x 2.77m max (square)
(10'3" x 9'1")

Double bedroom, with wardrobes and bedside cabinets. There is an additional wardrobe and dressing area leading to the En-suite (1.65m x 1.27m) (5'4" x 4'2")

En-suite 2.54m x 1.04m (8'3" x 3'4")

Fitted with corner shower cubicle and mixer shower, low level toilet, vanity unit with hand basin and centrally heated towel rail. Obscure double glazed window to the side elevation and vinyl tile effect flooring.

Bedroom 2 4.00m x 2.72m (13'1" x 8'11")

Currently laid out with two single beds and a bedside table, with a dresser and wardrobe.

Bathroom 1.97m x 1.83m (6'5" x 6')

Panelled bath, with shower head attachment and folding screen above. Low level toilet and vanity unit sink with plenty of cupboard space and shelving for towels.

Helsey Farm park & services

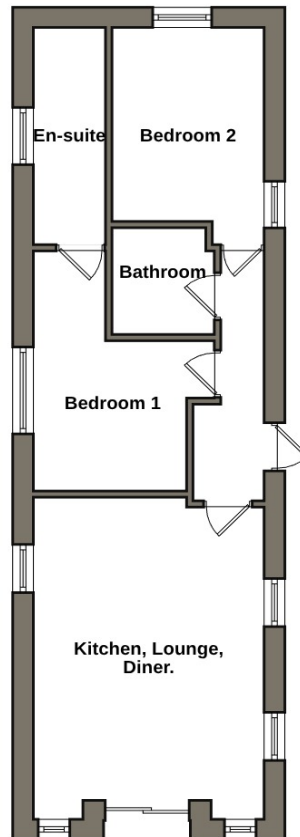
Site fees £3500 pa, 52 week access

Water and Gas are on a metered feed from the site. The site also has a WiFi system, providing up to around 58Mbps internet connection we understand.



Hogsthorpe

Hogsthorpe is a little village just less than 2 miles from the coast of Chapel St Leonards. It has a population of around 950 and is popular with people looking for a more rural and community feel. It has the beautiful St Mary's church at the centre with a local shop with a post office, a restaurant, two pubs and a primary school. It is on the main routes for Skegness and Mablethorpe.



Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.