

Puddleduck Lodge Hoby Road, 7a, Asfordby, LE14 3TL

Asking price £325,000

Council Tax Band: Exempt



We are delighted to bring to the market the beautiful 'Puddleduck Lodge' situated on the Frisby Lakes development.

Here's a little bit about the development, 'Frisby Lakes lodge park is an exclusive gated resort development of just 55 luxury holiday lodges, set in 100 acres of beautiful parkland in the heart of the English countryside.'

This TWO double bedroom lodge offers stunning living space and gorgeous lake views having a hive of nature activity to enjoy all year round. The site itself offers great communal activity for its residents with a communal garden and lakeside BBQ area.

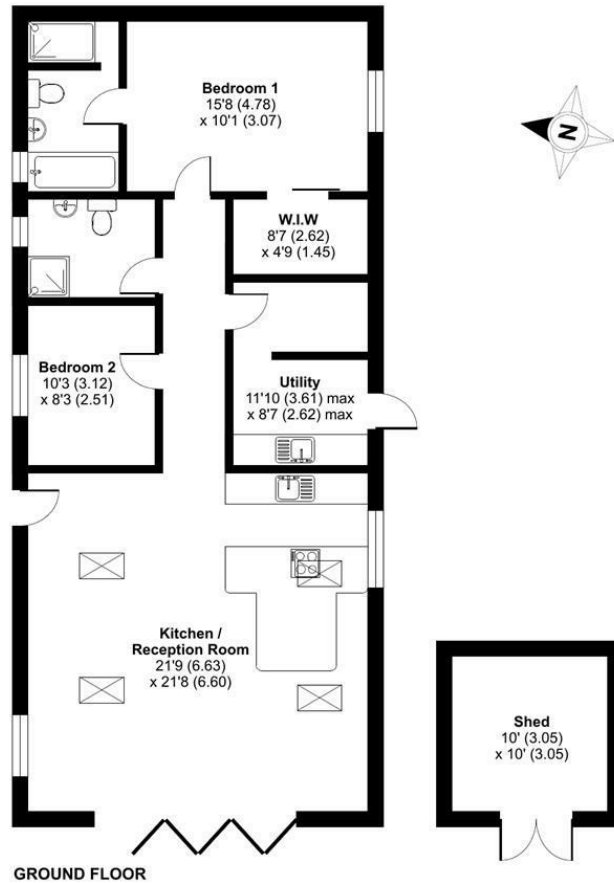
The living space comprises of a gorgeous living kitchen /diner, separate utility and boot room, Main bedroom having an en- suite, main bathroom and another double bedroom. Outside this lodge had the added



12 Digby Drive, Melton Mowbray, Leicestershire, LE13 0RQ
 0333 242 3760
 Beth@houseandhomebespoke.co.uk

Hoby Road, Melton Mowbray, LE14

Approximate Area = 1113 sq ft / 103.4 sq m
 Outbuilding = 100 sq ft / 9.3 sq m
 Total = 1213 sq ft / 112.7 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). © ncheom 2024. Produced for House and Home Bespoke. REF: 1109768

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	