



Connells

Wagtail Country Park Cliff Lane
Marston Grantham

Wagtail Country Park Cliff Lane Marston Grantham NG32 2HU

for sale offers in the region of
£225,000



Property Description

Connells are delighted to offer for sale this stunning two bedroom luxury lodge at the superb Wagtail Country Park just outside Marston. Internally, the accommodation boasts a high specification finish with accommodation briefly comprising of an Open Plan Living Family Kitchen, Utility, Inner Hall, Two Bedrooms, En-Suite to Master and a Family Bathroom. Externally, the property enjoys an enviable lakeside position with ample allotted parking for multiple vehicles. In addition, the property has an outbuilding.

Wagtail country park is an award winning site situated within the tranquil Lincolnshire countryside which enjoys extensive panoramic field views. There are lots of pleasant nearby walks, well stocked fishing lakes and the site is also conveniently positioned for the market town of Grantham and the A1. Furthermore, fast trains are available to London in just over 1hr from Grantham train station. Call today to view!

Open Plan Living Kitchen

20' 11" x 24' 9" (6.38m x 7.54m)

Utility

10' 1" x 5' 3" (3.07m x 1.60m)

Inner Hall



Bedroom One

14' 4" x 10' 1" (4.37m x 3.07m)

En-Suite

Bedroom Two

10' 2" x 9' 11" (3.10m x 3.02m)

Dressing Room

Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)

Outbuilding









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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GRANTHAM NG31 6PR

EPC Rating: Exempt

view this property online connells.co.uk/Property/GRM308378

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Awaiting Photograph