



**Woodland Lakes Leisure Park, Holme Road, King's Lynn, PE34  
3PX**

**welcome to**

**Woodland Lakes Leisure Park, Holme Road, King's Lynn**

This is a rare opportunity to purchase this idyllically located, two bedroom log cabin, set within the beautiful grounds of Woodlakes Country Park. Set within 66 acres of beautiful grounds, this property really is ideal for your own getaway & is certain to be a popular holiday let.



## Accommodation:

### Lounge/ Diner

13' x 12' ( 3.96m x 3.66m )

Double-glazed window to the front. Electric radiator. Double-glazed French doors leading to the decking area overlooking the lake.

### Kitchen

17' 5" x 4' 9" ( 5.31m x 1.45m )

This galley style kitchen is fitted with both wall & base units with work surfaces over, a one and a half bowl stainless steel wash hand basin, low-level electric oven, and an electric hob with cooker hood over. Airing cupboard. Electric radiator. Double-glazed window to the front.

### Bedroom One

6' 9" x 13' ( 2.06m x 3.96m )

Double-glazed window to the front. Electric radiator.

### Bedroom Two

6' 8" x 13' ( 2.03m x 3.96m )

Double-glazed window to the side. Electric radiator.

### Bathroom

Fitted with WC, wash hand basin with vanity unit, and bath with shower over. Stainless steel heated towel rail. Double-glazed window to the side.

### Outside

Outside the property, there is a large decking/veranda area, ideal for relaxing with picturesque views over the lake. Here, you can access your private fishing platform, from which to enjoy carp fishing with your own designated swim.

## Agent's Note

Please note that this property is not on a council tax band.

## Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

## Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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## Woodland Lakes Leisure Park, Holme Road, King's Lynn

- Two bedroom Log Cabin - CHAIN FREE!
- Set within Woodlakes Country Park, amongst 66 acres of beautiful grounds
- Veranda with lakeside views
- Private fishing platform with designated swim
- On-site restaurants & amenities

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£50,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111472 - 0007

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