



**Lodge – Arden, Wagtail Country Park, Cliff Lane, Marston
Grantham NG32 2HU**

welcome to

Lodge – Arden, Wagtail Country Park, Cliff Lane, Marston, Grantham

LUXURY LODGE - ARDEN (plot 86) situated on the AWARD WINNING Wagtail Country Park. Beautifully presented throughout, boasting feature glazing to the front with french doors, vaulted ceilings throughout. Open plan living/kitchen area, two bedrooms with beautiful ensuite to the master bedroom.



Entrance

Glazed door leading into the lodge.

Open Plan Living Area

This impressive open plan living area with a fully fitted kitchen, boasts integrated appliances, beautiful laminate flooring, windows to 3 sides and french doors. Fully furnished, you would need to visit this home to appreciate the design, space and high specification.

Kitchen Area

Modern by design, to include appliances, such as fridge-freezer, washing machine and dishwasher. Sink unit with drainer and mixer tap over, decorative tiling to the walls. Built in electric oven and gas hob.

Master Bedroom

Fully fitted to include wardrobe and dresser units, radiator, and access to the ensuite shower room. Beautifully presented and ready to move into.

Ensuite

Ensuite shower room to include a walk in shower, low level wc and vanity sink unit, beautiful tiling to the walls, extractor fan and radiator.

Double Bedroom

This second bedroom is also a double and also benefits from built in fitted wardrobes and draw units.

Agents Notes

All of the residential lodges on this country park are built to the BS6362 British Standard, with a 12 month Holiday License. All of the lodges benefit from Mains electricity and LPG gas, which are billed quarterly by the park office to the lodge owner. Each lodge comes with a 25 year lease, and at an additional cost of £2000 you can opt for a 50 year lease.

Ground Rent : Currently £3000 per annum, is charged annually and covers all ground maintenance to the whole of the park, sewage and water.

The site is for over 50's.



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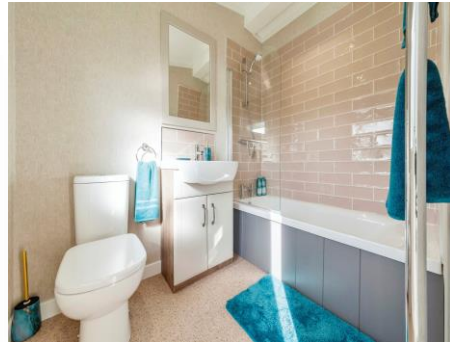
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- STUNNING AND FULLY FURNISHED
- READY TO MOVE INTO
- BEAUTIFUL MODERN DESIGN WITH MANY EXTRAS INCLUDED
- INTEGRATED APPLIANCES
- MASTER TO THE ENSUITE

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£183,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112059 - 0005

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