



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

welcome to

Lodge Icon Wagtail Country Park, Cliff Lane; Marston Grantham

LUXURY LODGE - IKON (Plot 106) situated on the AWARD WINNING Wagtail Country Park. Beautifully presented throughout, boasting feature glazing to the front and balcony, vaulted ceilings throughout. Open plan dining/kitchen area, separate lounge, two bedrooms with beautiful ensuite to the master.



William H Brown are pleased to bring to the market this stunning Country Park Luxury Lodge at the David Bellamy Gold Award site called Wagtail Country Park for over 50's.

Beautifully presented throughout with a large open plan Dining kitchen area with a modern fitted kitchen and island, double doors leading into the separate lounge with french doors out onto the balcony. With two double bedrooms, an en-suite to the Master bedroom, and family bathroom.

This luxury lodge is built to the BS6362 British standard. With double glazing and gas central heating. The graveled area to the side of the property allows space for 2 vehicles.

Entrance

Open Plan Dining Kitchen

Lounge

Master Bedroom

Ensuite

Double Bedroom

Bathroom

Agents Notes



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welcome to

Lodge Icon Wagtail Country Park, Cliff Lane; Marston Grantham

- FURNISHED TO A HIGH STANDARD
- SEPARATE LOUNGE AND BALCONY
- BEAUTIFUL MODERN DESIGN WITH MANY EXTRAS
- INTEGRATED APPLIANCES
- STUNNING ENSUITE AND BATHROOM

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.



£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112060 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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