



**Omar Middleton, Lakeside Retreats, Cliff Lane; Marston
Grantham NG32 2HU**

welcome to

Omar Middleton, Lakeside Retreats, Cliff Lane; Marston, Grantham

FULLY RESIDENTIAL LUXURY PARK HOME - OMAR MIDDLETON (Plot 4) situated on the beautiful Lakeside Retreats Residential Park. Set in a stunning location with fishing lakes. Lovely finish comes fully furnished with lounge diner, two bedrooms, en-suite, bathroom and a beautiful kitchen.



Entrance Hallway

Entering the home through a composite door into the entrance hall with a storage cupboard, radiator and doors leading to the lounge, utility, two bedrooms and bathroom.

Lounge diner

19' max x 18' 7" max (5.79m max x 5.66m max)

Lovely L-Shaped lounge diner with windows to the front and side aspects, feature fireplace with inset fire, carpet, radiator, coving to the ceiling and door leading through to the kitchen.

Kitchen

9' 5" x 8' 2" (2.87m x 2.49m)

Galley style kitchen with a window to the side aspect and having a range of white units to both the floor and eye level with wood worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, fridge freezer, and dishwasher. Wood effect flooring, coving to the ceiling and doorway leading into the utility area.

Utility Area

5' 9" x 5' 2" (1.75m x 1.57m)

Comprising of a range of units to both the floor and eye level with wood worktops over, stainless steel sink, drainer and mixer tap, wood effect flooring and doors leading to the outside and to the inner hallway.

Bedroom One

10' 4" x 9' 2" (3.15m x 2.79m)

With a window to the side aspect, carpet, radiator, coving to the ceiling, door to the walk-in wardrobe, and door through to the en-suite.

The walk-in wardrobe features shelving, hanging rails, carpet and inset spotlights to the ceiling.

En-Suite

5' 2" x 4' 1" (1.57m x 1.24m)

With a window to the rear aspect, comprising of a corner shower cubicle, vanity sink unit, low level WC, shaver socket, patterned tile flooring, and radiator.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

With a window to the side aspect, built-in wardrobes and shelving, carpet, radiator, and inset spotlights to the ceiling,

Bathroom

With a window to the side aspect and comprising of a bath, vanity sink unit, low level WC, inset shelving, patterned tile flooring, inset spotlights to the ceiling and extractor fan.

General Description Outside

Beautifully positioned home with paved patio area and pathway around the home, small lawn, and fencing to the rear, gravel to the side.

PARK HOME size - 40' x 20'

Agents Note:

Please note this property is leasehold and site

charges are applicable - Reviewed annually in April

Pitch Fee - £226 pmth

Service Charges - Water & Gate Service Fee Approx -

£30 pmth

Electric metered and billed quarterly

Bottled Gas to provide own



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welcome to

Omar Middleton Lakeside Retreats, Cliff Lane; Marston Grantham

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

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.



£105 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112972 - 0004

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