



Lakeside View, Lakeside Retreats, Cliff Lane, Marston NG32 2HU

welcome to

Lakeside View, Lakeside Retreats, Cliff Lane, Marston Grantham

GUIDE PRICE £230,000 - £250,000 - Luxury Tingdene Addington (50'x20') park home set in the tranquil residential site of Lakeside Retreats. Immaculately presented throughout with spacious accommodation, decking, Summerhouse and outdoor space. Call us to view on 01476 566363.



Entrance

Entering the home through a part glazed door at the front into the dining area.

Lounge

18' 2" x 13' 2" (5.54m x 4.01m)

Beautifully presented bright and airy lounge with multi aspect windows, feature fireplace with white surround and inset electric fire, beamed ceiling with spotlights, carpet, radiator, patio doors to the side aspect and open through into the kitchen diner.

Kitchen Diner

19' 2" x 13' 3" (5.84m x 4.04m)

Beautiful modern kitchen with windows to the front and side aspects and skylight to the ceiling. Having a range of cream units to both the floor and eye level with worktops over, sink, drainer, mixer tap with tile splashback. An island in the middle offers more kitchen storage and a convenient breakfast bar. There are built-in appliances which include an oven, gas hob with extractor, dishwasher, fridge freezer and microwave. Beamed ceiling with spotlights, wood effect flooring, two radiators and boiler. There is plenty of space for a dining table and chairs.

Inner Hallway/Lobby

With wood flooring, hatch access to the loft, storage cupboard, radiator and access to the bedrooms and bathroom.

Principal Bedroom

13' 11" x 9' 4" (4.24m x 2.84m)

With window to the side in the front aspects, carpet, two radiators, coving and spotlights to the ceiling and access into the dressing room which has built-in wardrobes and on into the en-suite.

En-Suite Shower Room

Modern en-suite with a window to the side aspect and comprising of a double shower enclosure, vanity sink unit, low level WC, toilet, tiling to both the walls and floor, coving and spotlights to the ceiling and a heated towel rail.

Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

Double bedroom which has a window to the side aspect, built-in wardrobe, carpet, coving and spotlights to the ceiling and a radiator.

Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)

Modern bathroom with a window to the side aspect, and comprising of a roll top bath, vanity sink unit, low level WC, tiling to both the walls and floor, coving and spotlights to the ceiling and a heated towel rail.

General Description Outside

Featuring ample parking with a gravel driveway. Fencing with a gate leading into a decking area, perfect for outside dining and entertaining with some raised beds for seasonal planting. There is a summer house which benefits from heating, electric and water. This also houses the washing machine and tumble dryer.

Agents Note:

Please note this property is leasehold and site charges are applicable - Reviewed annually.

Pitch Fee which includes Water & Sewerage and Gate Fee £309 pmth

Electric metered and billed quarterly
Bottled Gas to provide own



view this property online williamhbrown.co.uk/Property/GST113734



welcome to

Lakeside View, Lakeside Retreats Cliff Lane, Marston Grantham

- Tingdene Addington (50'x20') Luxury Park Home
- Modern Spacious Accommodation
- Immaculately Presented Throughout
- Decking and Double Garage
- Rural with Fishing Lakes

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

guide price

£230,000 - £250,000



Floor Plan



Outbuilding



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST113734](https://www.williamhbrown.co.uk/Property/GST113734)



Property Ref:
GST113734 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)