



**Groobys Pit Steeping Road, Thorpe St. Peter Skegness PE24
4QT**

welcome to

Groobys Pit Steeping Road, Thorpe St. Peter Skegness

RESIDENTIAL LODGE

We welcome to the market this Bespoke residential Lodge located on Bellwater Park adjacent to Grooby's Pit. The residential site is only small and is for adults only offering Open Plan Kitchen/ Lounge/ Dining, Bedroom with walk in wardrobe area and en suite.

Ground Rent And Site Rules

For more information on the site rules and ground rent, please contact the branch on 01754 768311

Entrance

Entrance door leads into the open plan living/ kitchen/ dining area

Open Plan Area

26' x 12' 6" (7.92m x 3.81m)

Comprising of modern wall, base and drawer units with worktop space over, integrated dishwasher, washing machine, fridge/freezer, extractor, hob & oven, Island with sink, windows to the side elevation as well as door from the kitchen area and additional french doors from the lounge area which lead externally to the decking area. There is also a dimmer light, tv aerial and stunning views overlooking the lake. There is a door leading into:

Bedroom

13' 4" x 12' 7" (4.06m x 3.84m)

Has spot lights, pendant lights either side of the bed, tv point, french doors leading externally as well as offering views over the lake, access into the walk in wardrobe area with built in shelving and drawers. A door leads into:

En-Suite

12' 7" x 3' 10" (3.84m x 1.17m)

Modern shower room with walk in shower, double sink, WX, heated towel radiator and demister LED mirror.

External

Externally the property benefits from parking, designated garden area with hedging and views overlooking the lake.

Heating System

The vendors advise that the heating system is ASTEC THERM which is in fared in the ceilings. For more information, please contact the office on 01754 768311

Decking

Currently, the lodge doesnt have decking erected however the vendors advise that this is being put up and is included with the sale.





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Groobys Pit Steeping Road, Thorpe St. Peter Skegness

- RESIDENTIAL LODGE
- BESPOKE MADE
- 1 BEDROOM WITH WALK IN WARDROBE AREA AND EN-SUITE
- OVER LOOKING FISHING LAKE
- ADULTS ONLY

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.

£140,000

directions to this property:

See Multi-map illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109533 - 0004

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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