



Orchard Leaze Huttoft Road, Thurlby Alford LN13 9JW

welcome to

Orchard Leaze Huttoft Road, Thurlby Alford

Family run business offering a variety of accommodation options situated on over 4 acres of grassland and mature woodland. Three bed detached family home, wooden lodges, static caravans, glamping pods, touring caravan pitches with electric hook-ups, washroom and laundry facilities.

Entrance

Entrance door leads into the hallway which has stairs leading to the first floor and door into:

Utility Room

11' 6" x 8' 1" (3.51m x 2.46m)

Has windows to 3 elevations, base units with worktop over, sink and WC, with plumbing for washing machine, tumble dryer and housing the boiler and radiator.

Dining Area

11' 3" x 12' 11" (3.43m x 3.94m)

Has a radiator, log burner and open access into:

Office Space

10' 6" x 4' 10" (3.20m x 1.47m)

Has a window.

Lounge

19' x 14' (5.79m x 4.27m)

Has a window to two elevations, fireplace, two radiators and French doors into Conservatory

Conservatory

Has windows to 3 elevations, radiator and a door leading externally.

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Has a window, aircon unit, radiator, built in wardrobes and door into:

En-Suite

Has a shower, WC, hand wash basin with vanity storage, towel radiator

Kitchen

10' 2" x 12' 9" (3.10m x 3.89m)

Comprising of modern wall, base and drawer units with worktop space over, integrated oven, grill, microwave, fridge/freezer, dishwasher, hob, extractor fan, sink, quartz worktops with small island, window to two elevations, radiator and door leading into the rear porch:

Rear Porch

Has windows to two elevations and a door leading externally.

Landing

Has two storage cupboard and doors into:

Bedroom 2

13' x 10' 4" (3.96m x 3.15m)

Has a window to two elevations, radiator and fitted wardrobe.

Bedroom 3

14' x 9' 1" (4.27m x 2.77m)

Has a window to two elevations and radiator

Bathroom

Has a bath, shower cubicle, WC, hand wash basin, towel radiator and an opaque window.

Exernal

Externally the property benefits from ample off-street parking which is mainly gravelled. To the rear of the property the vendors have their own private garden area which is mainly laid to lawn as well as gated access onto the holiday park. The property also offers two brick-built outbuildings.

Outbuilding 1 - has an electric roller shutter door and side access door with separate log store at rear
Outbuilding 2 - has a electric roller shutter door and side access roller shutter door, with site laundry room at the rear with separate access





Holiday Park

Orchard Leaze is a small Family Run Holiday Park set in just over 4 Acres STS accessed via newly installed electric barrier and electric gate, including a lovely Woodland Area. The site is bordered by trees and hedges offering 8 seasonal touring caravan pitches with electric hook ups, two 3-bedroom static caravans which have been upgraded, 2 glamping pods one which has a king size bed and the other with twin beds and 6 new wooden lodges with en-suite facilities. There are also washroom facilities with coin operated showers which are available for the pods and touring guests, washing machine, tumble dryer and washing up facilities for all the guests to use.

The vendors have also installed a water treatment plant.

This site is an excellent base for exploring Lincolnshire situated within easy distance of the Lincolnshire Wolds and sandy Beaches.



Site Website

www.orchardleaze.co.uk



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welcome to

Orchard Leaze Huttoft Road, Thurlby Alford

- Established Holiday park with diverse accommodation
- 3 Bed (1 with en-suite), 2 reception room Detached Family House
- Rural setting set in over 4 acres STS of private land
- Easy access to beaches and local Towns & Villages
- Fully operational and well-maintained facilities

Tenure: Freehold EPC Rating: Awaited

£750,000

directions to this property:

See Multi-map illustration



Ground Floor



First Floor

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:
SKG109648 - 0005

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