



## Lodge 6

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FRISBY LAKES LUXURY  
LODGE PARK

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Hoby Road, Melton Mowbray,  
LE14 3TL

Set within the exclusive gated resort development of Frisby Lakes Luxury Lodge Park, this beautiful log home has been meticulously designed to high end specification throughout.

Exclusively for over-45's the development, which benefits from an established and growing well-maintained reputation, blends modern convenience with immersion into to beautiful, natural, surroundings the park has to offer.

### The Lodge

This high-quality laminated log home enjoys a truly idyllic setting, with its rear veranda opening directly onto a private garden and tranquil woodland beyond.

Built to exceed BS3632 residential specifications, the property showcases exceptional standards of construction and craftsmanship throughout, whilst the nature of the property makes it the ideal base to leave to short or long breaks with confidence. The peaceful position offers exceptional privacy, with carefully designed outdoor spaces that take full advantage of the natural surroundings.

To the front of the property, there is private parking for two vehicles. A set of steps leads up to a generous covered front veranda, which provides a welcoming entrance and a delightful seating area to enjoy the views across the lodge park.





The front door opens into a bright and welcoming entrance space which leads directly into the open-plan living, kitchen, and dining area. To the left, a door leads to a guest cloakroom fitted with a wash hand basin and WC. This cloakroom is jack-and-jill in design and also serves the second bedroom, offering both convenience and flexibility for guests and residents alike.

The main living area is beautifully arranged and filled with natural light, thanks to a large Velux roof window over the kitchen and full-height glazing along the right-hand side of the property. The open-plan layout is thoughtfully divided into three functional zones. The kitchen occupies the left-hand side and is fitted with sleek gloss grey cabinetry, speckled grey worktops, and a range of integrated appliances including a NEFF four-ring gas hob with extractor above and a single oven. There is space for an under-counter washing machine and a freestanding fridge freezer, along with a single bowl stainless steel sink and drainer with a mixer tap.

The sitting area is positioned in the centre of the home, offering a cosy yet spacious feel, while the dining area sits at the far end, directly in front of glazed patio doors that open onto the rear covered veranda — perfect for indoor-outdoor living. Underfloor heating and laminate wood-effect flooring run throughout, creating both warmth and a contemporary finish.

The principal bedroom is accessed from the dining area and positioned at the rear of the home. This double room enjoys views over the deck and garden, providing a serene retreat. It also benefits from access to the main bathroom, which features a double shower, a vanity unit with wash hand basin, and a WC. This bathroom can also be reached via a separate door from the hallway, enhancing practicality.

The second bedroom is located at the front of the property and is also a well-proportioned double. As mentioned, it shares the guest cloakroom in a jack-and-jill configuration, making it ideal for visitors or family members.





To the rear, the property truly comes into its own. A large, covered veranda spans the back of the home and offers an inviting space for outdoor dining, lounging or simply enjoying the peaceful outlook into the woodland.

Steps lead down to a fenced gravel garden, complete with a gate providing access to the wooded area behind. Here, a garden shed offers useful storage, and the natural woodland provides both privacy and a connection to nature that is rare to find.

## Services

Mains water, gas and electricity are metered and payable to Frisby Lakes Lodge Park accordingly. The property has a combination boiler. None of the services or appliances have been tested by the agent.

Internet is available to the lodges via a private connection or at a cost via the lodge site with a monthly cost.



## Frisby Lakes

Set within an 100-acre estate of beautiful English countryside, Frisby Lakes Luxury Lodge Park is exclusive gated development benefits from a 36-acre fishing lake and private nature reserve with an 18-acre lake that is a haven for wildlife; where residents can wander enjoying exclusive access to the hidden areas of the park.

Park residents benefits from access to shared kitchen garden, orchard, private picnic/ BBQ areas within the resident only section areas near the lake. Lodge owners can choose to join with the vibrant, friendly onsite community should they wish.

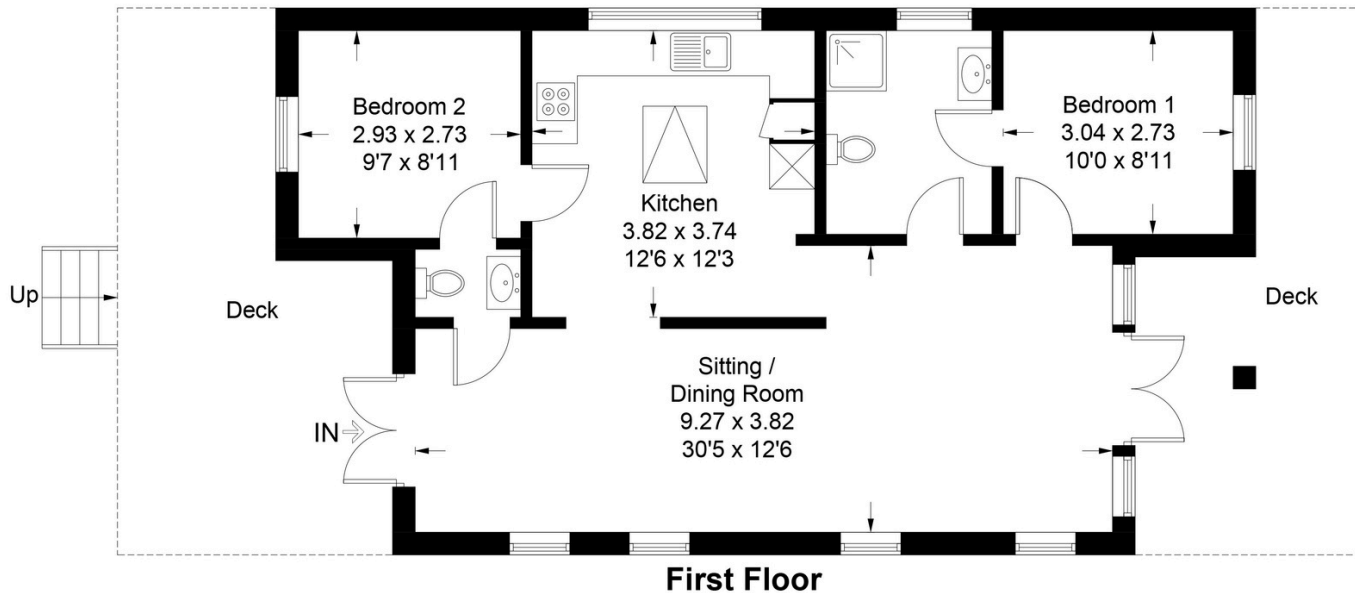
There is also an onsite gym and wonderful newly refurbished clubhouse cum cafe on the edge of the main lake. Future development will see the completion of the construction of the phase two lodges.

The park is within easy access of the local villages Asfordby, Frisby-on-the-Wreake and Hoby and benefits from good communication links with the A6006 leading to Melton or Loughborough and joining with the A46 providing access to Leicester, Nottingham and Newark.



## Floorplan

**Approximate Gross Internal Area:** 70.5 sq m / 759 sq ft



## Resale Process

Upon the re-sale of the lodge home, the site owners will be given first right of refusal to buy based on an independent valuation. Upon the sale 10% of the achieved value will be payable to the site owner.

## 12 Month Holiday Licence

The lodges are available for sale on a 12 month holiday license, this means that owners are able to reside in their lodges all year round however they must have another address to register as their primary address for correspondence and to be on the electoral role.

## Lease Details

The properties are sold on a leasehold basis with a 99 year lease starting from the date of purchase. There is an annual service charge of £4944.96 which includes the ground rent and overall maintenance of the 100 acre country park, road maintenance, external lighting, refuse, foul drainage removal and insurance of the common areas.

## Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## Plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





Digby & Finch

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