



£195,000

Cliff Lane

Grantham, NG32 2HU

PROPERTY SUMMARY

Secure My Sale Estate Agents in Grantham are delighted to bring this delightful Two Bedroom Lodge to the market. Nestled within the serene Wagtail Country Park in Marston, this charming lodging house presents an exceptional opportunity for both personal retreat and investment.

Upon entering the property, you are welcomed by two generously proportioned bedrooms, each complemented by well-appointed bathrooms, offering exceptional comfort and convenience. The heart of the home is the impressive open-plan living space, where a beautifully designed kitchen with twin skylights flows seamlessly into an elegant dining area and a welcoming sitting area — perfect for both everyday living and entertaining.

Externally, the lodge boasts the rare benefit of a versatile outbuilding, ideal for use as a workshop, studio, or additional storage. Adding to its appeal are the picturesque surroundings and the unique advantage of a private fishing platform, providing direct access to the tranquil lodge-side waters.

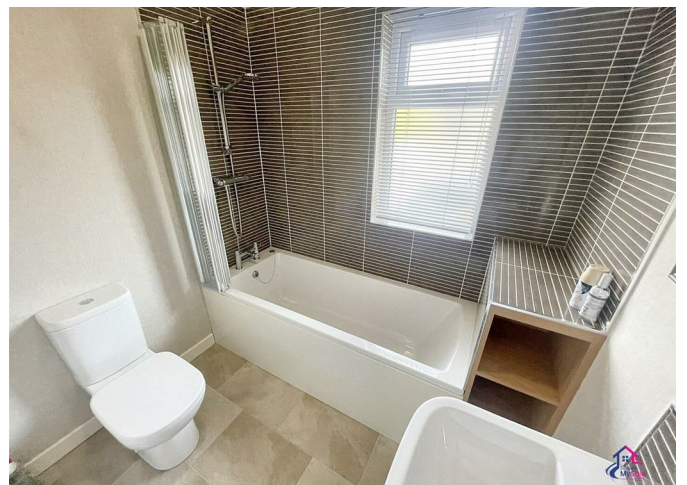
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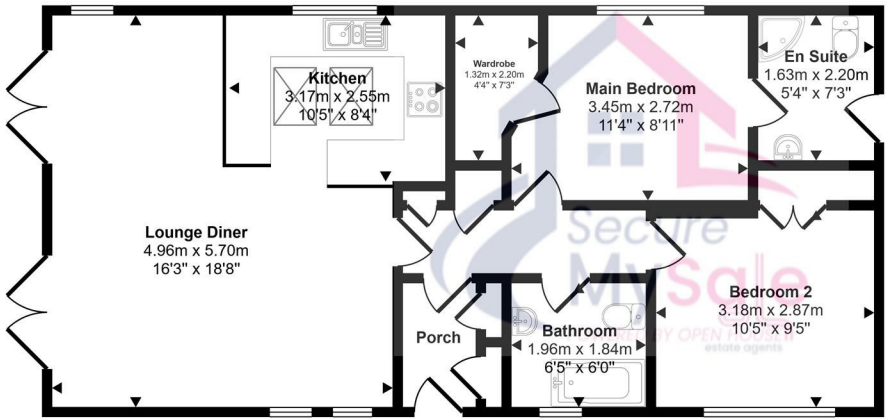
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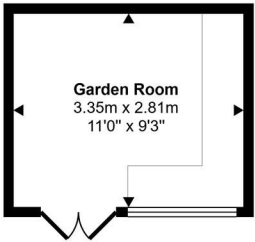




Approx Gross Internal Area
79 sq m / 846 sq ft

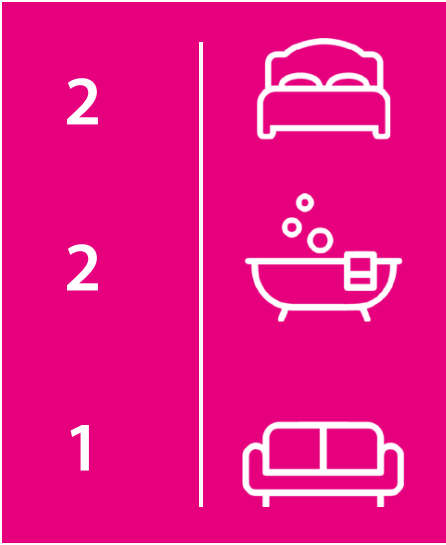


Ground Floor
Approx 69 sq m / 744 sq ft



Garden Room
Approx 9 sq m / 101 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the



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