



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£89,000 Leisure Licence

Fox Houses Park is nestled in the Beautiful Bowland Countryside with an abundance of Birdlife and Wildlife including Deer. The Park itself is close to the banks of the River Wyre and their Fishing Lakes are just half a mile away. The Beautiful New Lodge is fully furnished and offered with No Chain.

- 40' x 16' Leisure Lodge
- 52 Week Leisure License
- Open Plan Kitchen, Lounge and Dining Area
- Pets Allowed
- 2 Beds, En-Suite Bath and Shower Room
- Veranda views overlooking a mature pond
- Holiday Home

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Tenure: Leisure Licence

Ground Rent: £5,099 per year (reviewed every 1 years)

Entrance Hallway

The Entrance hallway is fitted with a double cupboard housing the boiler and offering ample storage. There is a matwell, plush carpet flooring and a upvc double glazed side Entrance door.

Open plan kitchen, lounge & dining area

As you enter the open plan living area, you are immediately taken a back by the amount of natural light, with open aspects to three sides and floor to ceiling upvc windows and upvc patio doors seamlessly connecting the interior to the veranda. The vaulted ceiling adds to the sense of spaciousness with recessed ceiling downlighting, creating a bright and inviting atmosphere perfect for relaxation.

There is a modern wall mounted electric fire, television point, part carpet and part cushion flooring.

The Kitchen area is fitted with a range of modern wall and base units with contrasting worktops and inset stainless steel sink and single drainer. There is a built in double oven, 5 burner gas hob with splashback and extractor hood. The Kitchen has a built in fridge and freezer and central island.

Master bedroom

The Master bedroom has a double bed, fitted wardrobes, side drawer units and a vanity desk with drawers There is plush carpet flooring, central heating radiator and a upvc double glazed window with curtains and pole.

En-suite

The En-suite Bathroom is fitted with a three piece suite in white comprising of a panelled bath with mixer tap and hand held shower attachment, a low level wc with push button flush and a vanity wash hand basin with mirror. There is a polished chrome heated towel rail, laminate flooring, aqua boarding splash back surrounding the panelled bath and a upvc double glazed obscured glass window with fitted vertical blind.

Bedroom 2

Bedroom 2 has twin beds and is fitted with a wardrobe and cupboards. There is plush carpet flooring, central heating radiator and a upvc double glazed window with curtains and pole.

Shower room

The Shower room is fitted with a three piece suite in white comprising of a walk in shower cubicle with aqua boarding, a low level wc with push button flush and a vanity wash hand basin with mirror. There is a upvc double glazed obscured glass window with fitted vertical blind.

Veranda

The Veranda is easily accessible from the lounge through upvc patio doors offering an ideal space for relaxation at any time of day. Whether enjoying the warmth of the sun during the day or the tranquillity of the evening, it provides a perfect setting to unwind overlooking an Ornamental Pond The Veranda is encompassed with glass panels adding to the contemporaneous this stunning Lodge has to offer.

Outside

The Entrance to Fox Houses Park is protected by CCTV and a barrier with fob system to enter and leave the Park. There is a Laundry Room and LPG bottles are available from reception. There is a parking space at the Lodge for 1 car, secure storage for bikes and ample visitor parking.



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Approx Gross Internal Area
59 sq m / 632 sq ft



Floorplan

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.