



## White Cross Bay Holiday Park & Marine, Ambleside Road, Windermere, LA23 1LF

O.I.R.O £125,950

- **\*\*OPEN TO OFFERS\*\*** Fantastic Three Bedroom 40ft x 20ft Lodge
- Two Sets of French Doors Open out from the Lounge/Dining Area onto the Front Decking
- Kitchen Refitted in 2021 and includes Integrated Appliances
- Spacious & Light Open Plan Living/Dining/Kitchen Area
- Spacious Master Bedroom with En-Suite & Separate Dressing Area
- Off Road Parking outside the Lodge



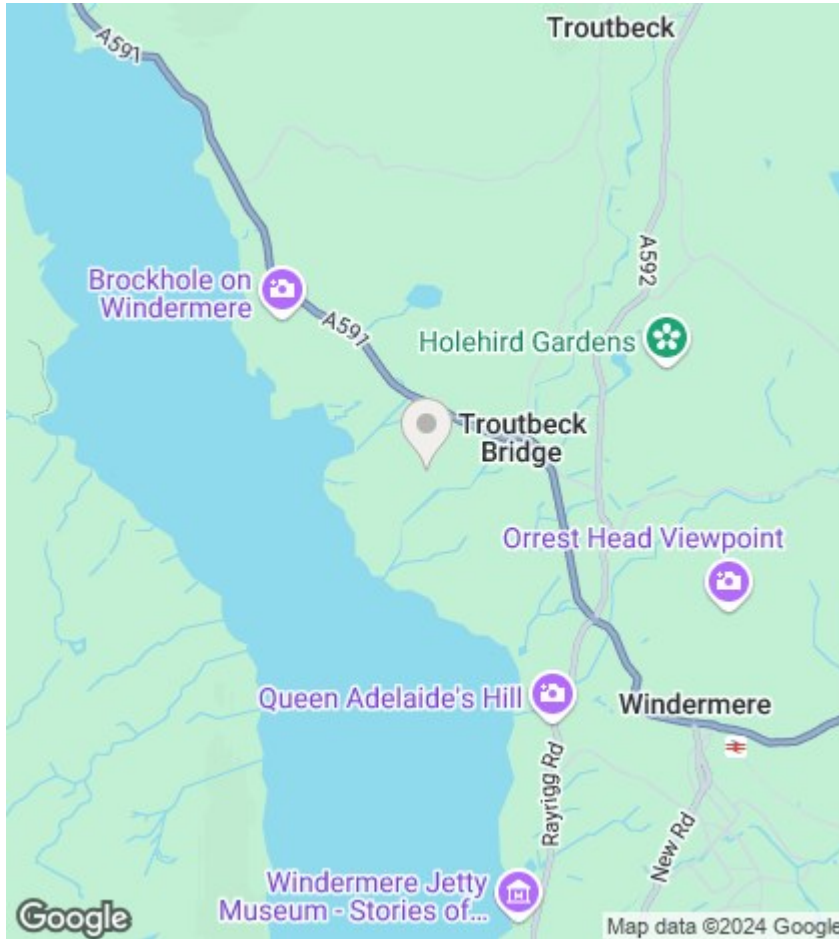
# Ambleside Road, Windermere LA23 1LF

Fabulous opportunity to own probably the best value for money 40x20, 3 bed, 2 bath Oakgrove Beech lodge in the Lake District! This home had a Kitchen refit in 2021 including new integrated under counter Dishwasher, Fridge and Freezer, Double Electric Oven, Glass Top Gas Hob & Extractor. This also includes integrated Under Counter Washer/Dryer, Granite Worktops and Breakfast Bar. Spacious & light Open Plan Living/Dining/Kitchen area (with rooflight in the kitchen area for extra light) has wall mounted "Smart TV", new in 2023 and a wall mounted Glass Fronted Pebble Effect Electric Fire/Heater. There is a Coat/Storage Cupboard at the end of the Hallway. Two sets of French Doors open out from the Lounge/Dining Area onto the Front Decking area and there is an additional door on the side of the lodge. The home has a spacious Master Bedroom and benefits from a King Size Bed, Wall Mounted TV with built in DVD player, separate Dressing Area with built in Wardrobes leading to an En-Suite Bathroom which was refitted in 2021 and benefits from shower boards for ease of cleaning. The 2 Twin Bedrooms also have wall mounted TVs. The Main Bathroom was refitted in 2021 and also benefits from shower boards for ease of cleaning. Externally, the home has exceptionally generous Decking. Decking and Skirt refitted in 2021 (wooden components re-stained 2023). Composite Decking which flows around 3 sides of Lodge, Opaque Glass Panels at the front for enhanced privacy, spindle balustrade elsewhere. Large seating areas to both front and back of lodge along with external storage and sockets. A new boiler has been fitted in 2023. Off road parking outside lodge.



## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

### **Terms & Conditions Misrepresentation Act 1967:-**

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### **Arrange A Viewing**

If you are interested in viewing a property through tempoleisure.co.uk please call our team on 01772 633399 or email [info@tempoleisure.co.uk](mailto:info@tempoleisure.co.uk)

### **Property Listing**

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