

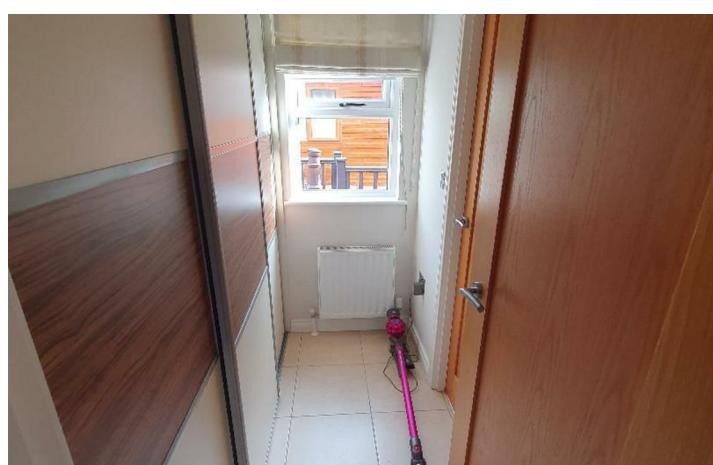
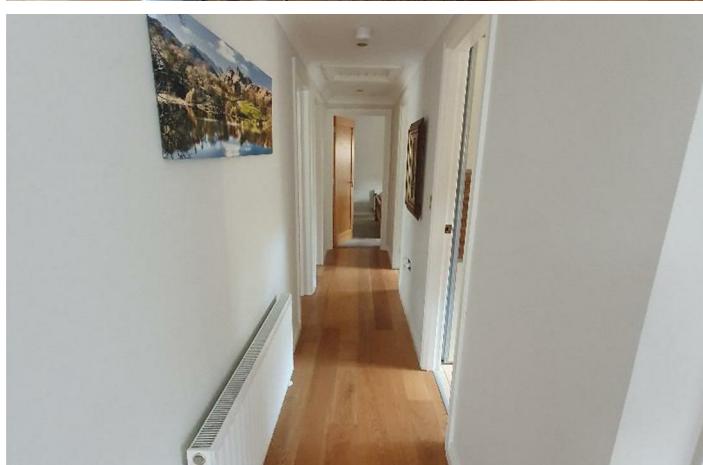
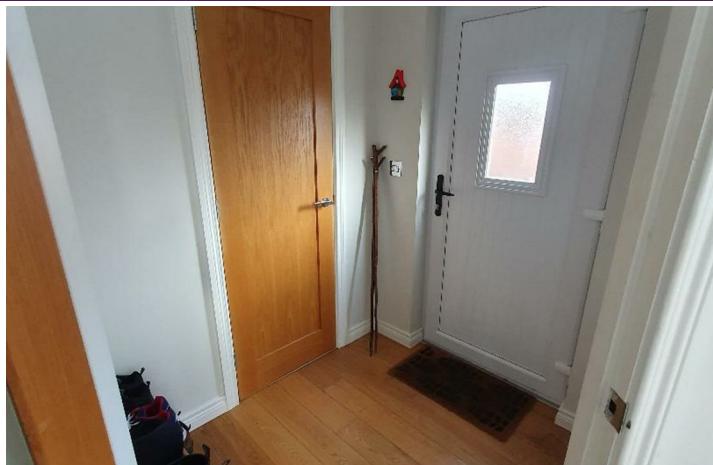


## White Cross Bay Holiday Park & Marina, Ambleside Road, Windermere, LA23 1LF

- Spacious, Bright and Open High Spec Lodge
- Located in Quiet Wooded Area
  - Never Been Let Out!
  - Six-Berth Hot Tub
- Three Bedroom Holiday Home
- Immaculate Condition Throughout
  - Large Wrap Around Decking
  - Parking for Three Cars

Spacious, bright and open three bedroom high spec lodge located in a quiet and private wooded area of White Cross Bay Holiday Park. At 48ft x 22ft this lodge is the largest holiday home on site. Immaculate condition throughout with a wonderful atmosphere of ease and tranquility. This lodge has never been let out and the owners have lovingly looked after the lodge keeping it as good as new! Property briefly comprises:

Entrance Foyer, Utility Room, open plan Living Area with fitted, high quality Kitchen, Three spacious Bedrooms, En-Suite Shower Room and Family Bathroom. Large wrap around decking area to front and side catching the sun all day, ideal for Al Fresco dining and fitted six berth hot tub included. Only a short walk to the lakeside through a small wood, often frequented by deer. With parking for up to three cars this lodge is perfect for large families and group holidays.



## Utility Room

Entrance foyer with doors leading to separate utility room and lounge area preventing draughts. Utility room provides ample storage with sliding doors, complete with Zanussi washing machine, Hotpoint tumble dryer and central heating boiler. Panel radiator, ceramic tiled floor, works perfectly as a drying room for wet clothes.

## Lounge Diner

Open plan living area with wall mounted electric fire, ample modern furniture and windows allowing natural light to enter.

## Kitchen

High specification fitted kitchen with double oven, 2 x microwave/combination grill, gas hob, extractor hood, wine cooler and full size dishwasher.

Kitchen units with deep pull-out draws, hidden drawers and corner le mans units for easy access and solid composite granite worktop.

Remote controlled electrically operated velux roof light with rain sensor.

## Bedrooms

Three spacious bedrooms, one super king, one king and one twin with 3ft beds. All bedrooms include fitted sliding wardrobes providing ample storage space.

Master bedroom has a walk in wardrobe for additional storage and an en-suite shower room.

## Bathroom

Large family bathroom with free standing bath, low flush WC, hand wash basin and separate shower cubicle.

## External

Large wrap around decking to the front and side, that catches the sun all day long! Includes two separate seating areas, two canopies and a six berth hot tub. Large shed with excellent storage, out door sockets and outdoor tap. Off road parking for up to 3 cars.

## Additional Information

Engineered oak flooring throughout main living area, hallway and lobby, ceramic tiled floor to kitchen area.

3 kbsound select eisound piped music system (remotely controlled) in master bedroom, walk in wardrobe, master ensuite, family bathroom and lounge.

Caraguard water protection system which automatically switches off water when it has not been used for 18 hours preventing floods.

Central heating throughout.

Please note the lodge has only ever been used for personal use - it has never been rented out.

## Sale to Include:

All furniture, wall mounted TV's (in lounge, double bedroom and master ensuite bedroom), all bedding, crockery and pans.

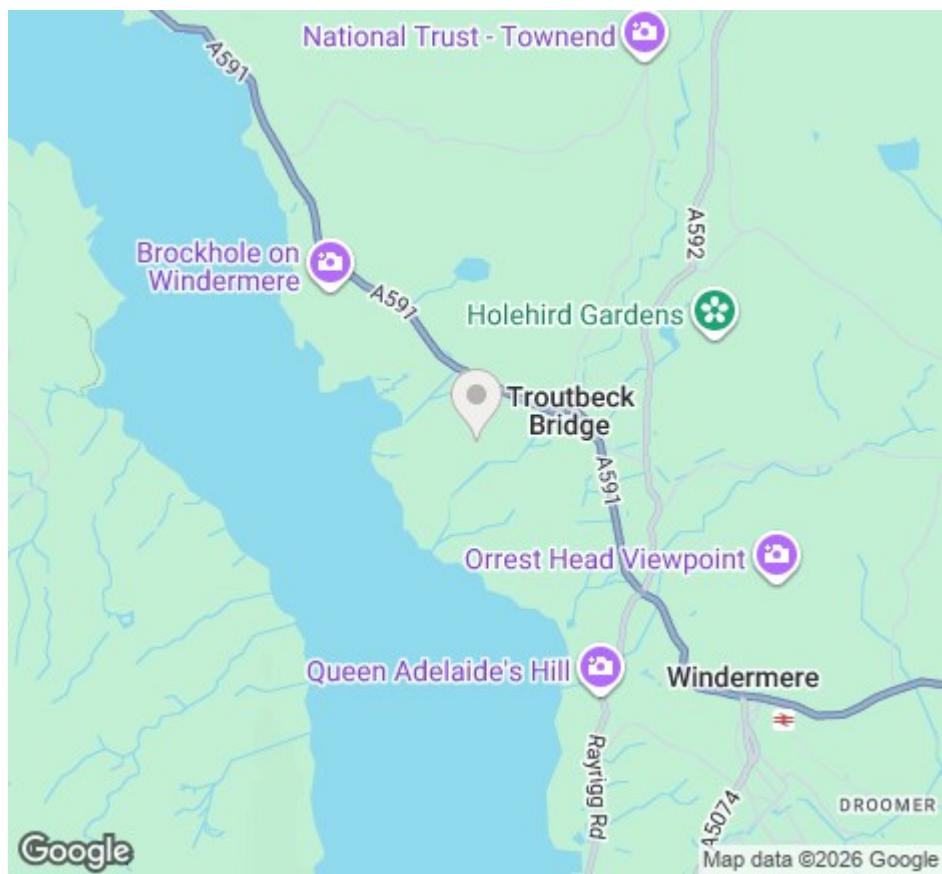
External L shaped sofa with scatter cushions, dining table and 6 seats, cast iron chiminea, gas BBQ and Cumbria G2L hot tub with titan lid.





## 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.

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## Arrange A Viewing

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