



The Meadows , Lincoln



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£45,000



## Key Features

- Park Home
- Holiday Retreat
- Fishing Lakes
- Popular location
- Two Bedrooms
- En-Suite
- EPC rating U
- Leasehold





A rare opportunity to own your very own holiday home, located in the sought after village of North Scarle, on the popular fishing complex of Lowfields Country Retreat. This two bedroom, 6 berth ABI Wimbledon offers two double bedrooms, ensuited to main, shower room and open plan living kitchen diner. Outside is a raised decking area with views over the lake and lawned garden.

The property is being sold with NO ONWARD CHAIN.

#### Open Plan Kitchen Living Area 3.53m x 6.3m (11'7" x 20'8")

Windows to all aspects and french doors to rear aspect. Fitted with a range of modern wall and base units with worktops over, sink with drainer, gas oven, electric for ring hob with extractor over, integrated washing machine and fridge freezer.

#### Bedroom One 3.53m x 3.26m (11'7" x 10'8")

Window to side aspect, built in wardrobes and radiator.

#### En-Suite

Window to side aspect and fitted with low level WC, wash hand basin and radiator.

#### Bedroom Two 1.65m x 2.7m (5'5" x 8'11")

Window to side aspect and radiator.

#### Shower Room 1.08m x 2.24m (3'6" x 7'4")

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

#### Outside

There is a composite balcony to the side and rear aspect offers space for patio furniture and lawned garden and off-street parking.

#### Seasonal Pitch and Charges

The property can only be used between the months of January and November. Service charge £3600 PA

#### Agent Note

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GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



THE MEADOWS, LN69EN

TOTAL FLOOR AREA : 449 sq.ft. (41.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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