

**Thorpe Road
Weeley
CO16 9JN
£160,000**





- **IN SHOWROOM CONDITION - NEARLY NEW**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE SHOWER-ROOM TO PRINCIPAL BEDROOM**
- **SPACIOUS LOUNGE/DINER**
- **FAMILY BATHROOM**
- **PARKING SPACE**
- **COUNTRYSIDE SETTING**
- **WRAP AROUND BALCONY**
- **OPEN 11 MONTHS OF THE YEAR**

**** NEARLY NEW - IN SHOWROOM CONDITION ****

This is possibly the best presented nearly new lodge available.

Whilst only 2 ½ years old, this two bedroom lodge has been meticulously cared for by the current owners.

The Kingston Hamlet is a 42ft double lodge with two double bedrooms (one with en-suite), spacious lounge/diner, fully fitted contemporary kitchen and a family bathroom.

Outside you have parking for two cars as well as wrap around decking to enjoy the summer evenings.

The lodge is situated on the idyllic and peaceful site of Homestead Lake.

You will find plenty of countryside walks, a friendly welcome and a home from home feel at this site which is open 11 months of the year.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Upvc glazed door, carpet flooring, inset spot lights, radiator.

LOUNGE/DINER

19' 1" x 18' 5" (5.81m x 5.61m)

Windows to side and front aspects, French doors to side. Carpet flooring, centre light, two radiators, feature fireplace.

KITCHEN

12' 11" x 9' 2" (3.93m x 2.79m)

Window to side aspect, vinyl flooring, centre light, radiator. Range of cream "Shaker Style" wall and base units with contrasting wood effect roll top work surface, integrated dishwasher, washing machine, fridge/freezer, eye level oven, gas hob with extractor over.

BEDROOM ONE

11' 5" x 9' 3" (3.48m x 2.82m)

Windows to side aspect, carpet flooring, centre light, radiator. Two double fitted wardrobes.

EN-SUITE

6' 0" x 5' 2" (1.83m x 1.57m)

Obscured window to side aspect, vinyl flooring, centre light, radiator. Shower enclosure, low level WC and pedestal wash hand basin.



BEDROOM TWO

9' 6" x 9' 4" (2.89m x 2.84m)

Window to side aspect, carpet flooring, centre light. Two double fitted wardrobes.

FAMILY BATHROOM

6' 11" x 5' 10" (2.11m x 1.78m)

Obscured window to side aspect, vinyl flooring, centre light, radiator. Panelled bath with wall mounted shower over, low level WC and pedestal wash hand basin.

EXTERIOR

FRONT

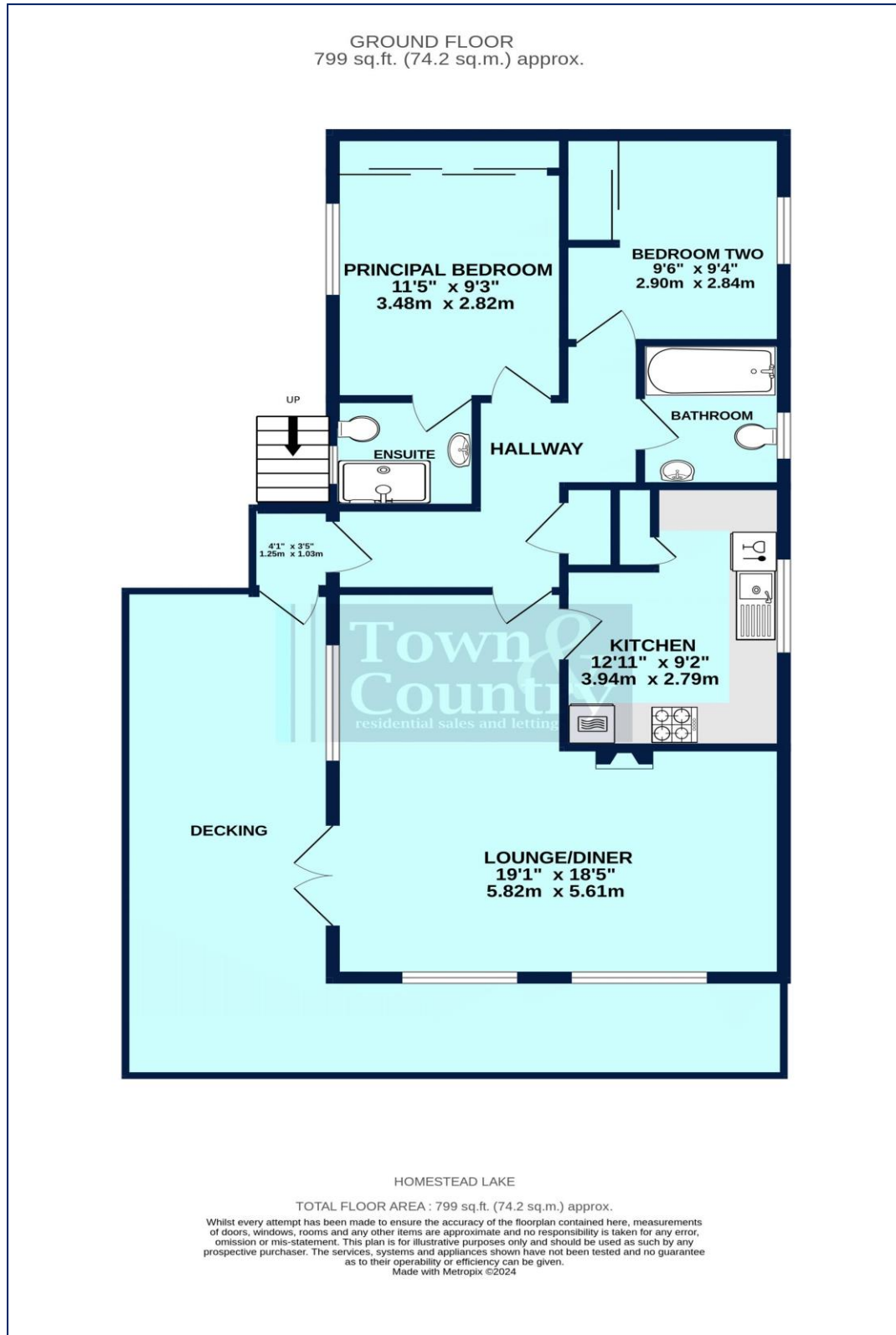
Wrap around decking.

REAR

Parking for two cars, garden to side.







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