

**Thorpe Road  
Weeley  
CO16 9JN  
£150,000 Leasehold**

**Town &  
Country**  
residential sales and lettings







- **Homeseeker Sofia 44ft Double Lodge**
- **Showhome Condition**
- **Fabulous Lounge with Panaramic Field Views**
- **Principal Bedroom With En Suite & Dressing Room**
- **Beautifully Fitted Open Plan Kitchen/Dining Room**
- **Fully Furnished**
- **Wonderful Walks and Lake Fishing**
- **Open 11 Months Of The Year**
- **Short Drive to Beaches**

**\*\*LIKE NEW\*\*** The most wonderful views and lifestyle. An immaculate 44ft double lodge with 2 bathrooms, beautifully fitted open plan kitchen/dining room and the most glorious sun filled lounge with double aspect views overlooking sweeping countryside.

The Homeseeker Sofia lodge is approached via a country lane 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.

**YOU WILL NOT BE DISSAPOINTED ON VIEWING**

**A BEAUTIFULLY PRESENTED LODGE IN A FABULOUS LOCATION**



**The accommodation with approximate room sizes are as follows:**

### **KITCHEN/DINING ROOM**

Front door leading into open plan kitchen/dining area. Large window to the front overlooking veranda and windows to rear. Mirrored storage cupboards with shelves and rails. A comprehensive range of modern white gloss units with wood effect worktops. Integrated electric oven, microwave, dishwasher, fridge freezer, five burner gas hob with extractor above, sink unit with mixer taps, under cabinet and plinth mood lighting, cupboard housing gas boiler, open plan to dining area. A beautifully light and airy space ideal for entertaining.

### **LOUNGE**

An incredibly bright and welcoming room with patio doors leading out to veranda and incredible views with windows overlooking farmland. A super sunny room with feature electric fire place, radiator and carpet flooring.

### **INTERNAL HALLWAY**

Leading off from the kitchen with doors leading to both bedrooms and bathroom, radiator, carpet.

### **BEDROOM ONE**

Window to front with views down towards the lake. A range of fitted drawers and cupboard units with matching bedside tables, double bed. Door leading into walk in wardrobe which has a radiator, hanging rails and a shelving unit, radiator, carpet. Door to:

### **EN-SUITE**

Window to side, vanity wash hand basin, low level toilet, double shower cubicle, heated towel rail, extractor fan and vinyl flooring.

### **BEDROOM TWO**

Two windows to side, double mirrored wardrobe and chest of drawers, double bed with bedside tables, radiator, carpet.



### **BATHROOM**

Window to rear, panelled bath, low level toilet, vanity wash hand basin, heated towel rail and vinyl flooring.

### **OUTSIDE**

The lodge is tucked away towards the rear of the park and enjoys an enviable elevated position siding fields.

A large veranda is an added bonus to this well positioned lodge which has views towards the lake.

Parking can be found to the side.

### **AGENT'S NOTE**

The site is open from March - January

\*Site Fees: £4200 pa paid up until next year 40 year Licence Agreement from 2016 LPG gas

\* To be confirmed at time of sale











Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

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