

**Thorpe Road, Weeley
CO16 9JN
Offers in the Region Of £135,000**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- TWO DOUBLE BEDROOM LODGE
- 3 YEARS OLD
- SPACIOUS OPEN PLAN LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER-ROOM TO PRINCIPAL BEDROOM
- FULLY FITTED KITCHEN
- BATHROOM
- PARKING FOR TWO CARS
- COUNTRYSIDE SETTING
- WRAP AROUND BALCONY
- OPEN 11 MONTHS OF THE YEAR

Only 3 years old, this 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 PORCH

HALLWAY

LOUNGE/DINER

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

KITCHEN

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

BEDROOM ONE

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

EN-SUITE SHOWER ROOM

5' 11" x 5' 3" (1.80m x 1.60m)

BEDROOM TWO

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

SHOWER ROOM

6' 11" x 5' 11" (2.11m x 1.80m)



EXTERIOR

Parking for two cars.

AGENT'S NOTES

Following furniture up for negotiation:

Lounge - Three Seater Sofa, Armchairs (not reclining)
Dining Table, Six Dining Chairs
Sideboard, Corner Unit, Coffee Table, TV

Bedroom One - Dressing Table, Stool, Two Bedside Cabinets, King Bed.

Bedroom Two - Dressing Table, Stool, Two Bedside Cabinets, Double Bed, TV

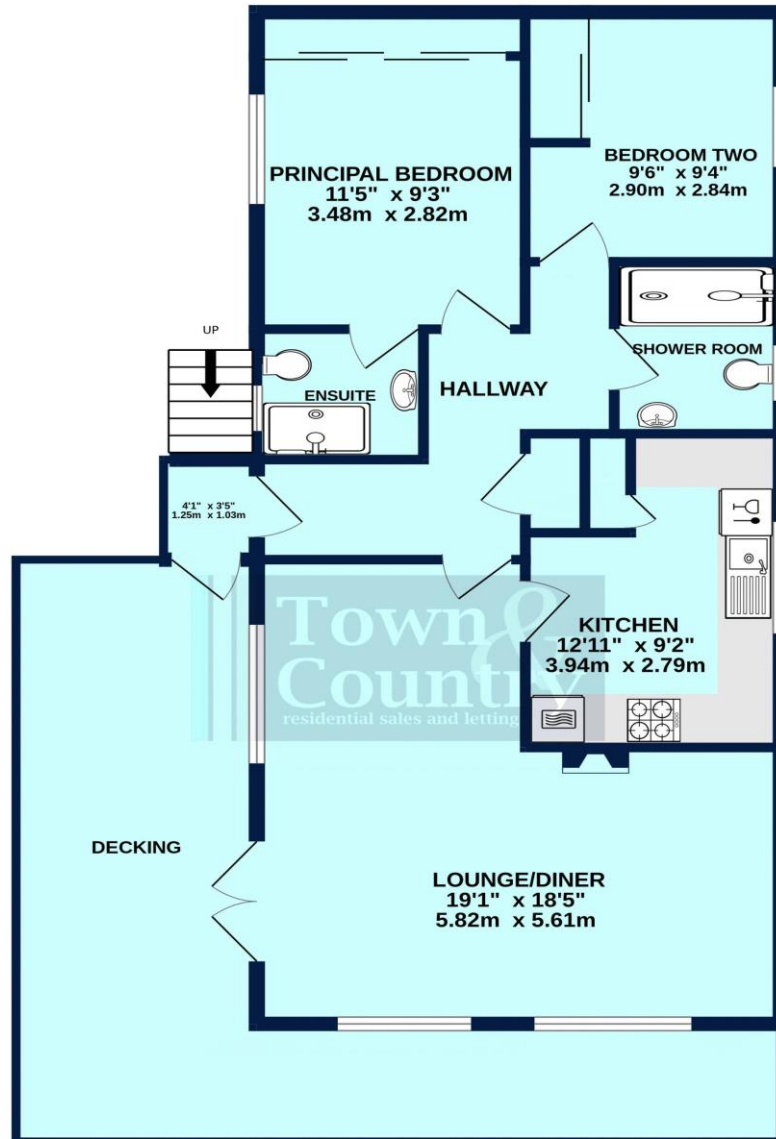
Exterior - Garden Shed.

All Curtains, Blinds and Lamp Shades throughout the property.





799 sq.ft. (74.2 sq.m.) approx.



HOMESTEAD LAKE

TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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