

# HUNTERS®

HERE TO GET *you* THERE



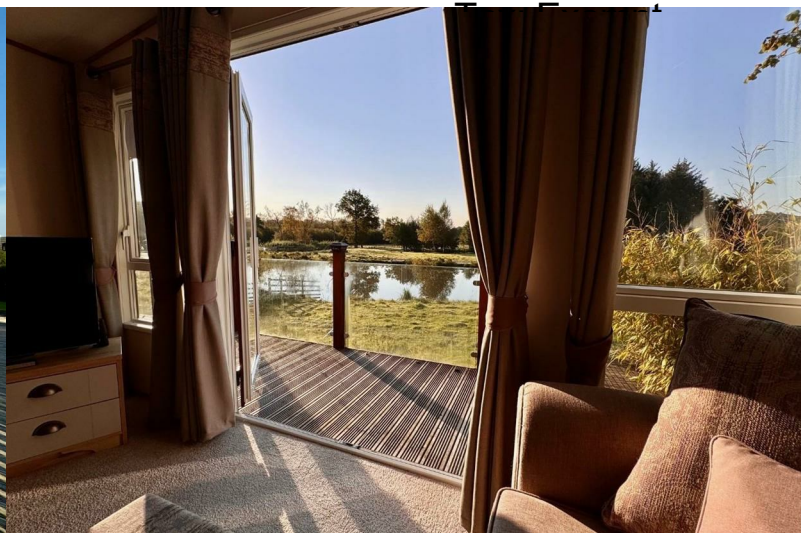
## Lake View

Hall More Holiday Park, Milnthorpe, LA7 7BP

Offers In The Region Of £80,000



Council





# 30 Lake View

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## Entrance

You enter into a hallway area, with cabinets for storing away boots and shoes and a place to hang coats. You will find the gas fired boiler here, and you then walk into the kitchen and dining area.

## Kitchen & Dining Area

The kitchen is fitted out with a range of attractive cabinets at wall and base level and with contrasting worksurfaces over. There is a five-ring gas hob with an extractor fan over, an eye level electric oven, electric grill, a built in fridge and freezer, dishwasher, washing machine and there is a one-and-a-half bowl sink. For dining, you will find a free-standing table and chairs for four diners and there is an attractive light feature above.

## Living Room

Moving forwards you come to the living room area, with a pair of free standing sofas, an armchair, a television table, and a feature fireplace with a recess for housing an electric fire. The sitting area is fishing lake facing and the double doors open onto the wrap around deck, offering wonderful views over the water and open countryside.

## Bedroom One

A double bedroom with wardrobes, a dressing table, draws and bedside cabinets. Access through to the ensuite.

## Ensuite

Fitted out with a walk-in shower, a WC, and a counter-top wash-hand-basin. Plenty of cabinets and shelves for storage,

## Bathroom

Comprising of a walk in shower, countertop wash-hand basin, a WC, and plenty of cabinets for storage.

## Bedroom Two

The second bedroom houses two single beds, a wardrobe and an array of cabinets for storage.

## Parking

Space to park one vehicle outside the lodge and other on-site parking is available.

## Agents Note

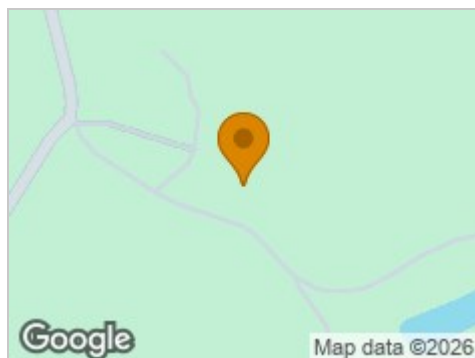
There are currently 20 years of the initial 25 year licence to run. The Park is open 49 weeks of the year, closing in mid January until the end of the first week of February. Site fees are in the region of £4,000 per annum and subject to annual review. Fishing licences can be obtained from South Lakes Fishing Club. The Park is owned and operated by Pure Leisure Group. Finance packages to acquire the lodge can be arranged by them and acceptance onto the site is subject to interview with the operator.

## AML

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Road Map



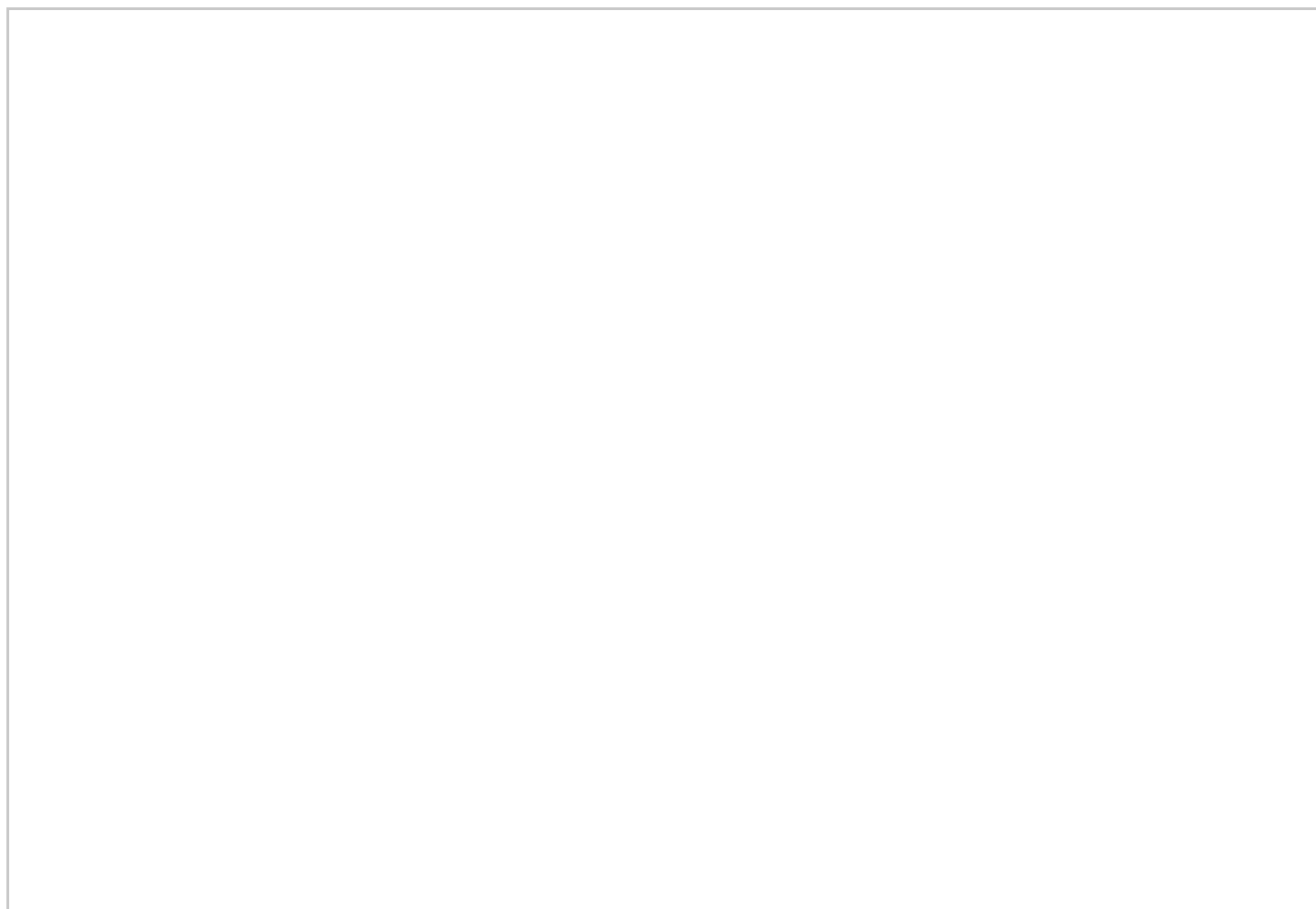
Hybrid Map



Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.