

Rosedale

THE PUTTING GREEN ENGLISH DROVE, THORNEY, PETERBOROUGH,



£90,000

"Well-presented lodge situated on a spacious plot."

- THORNEY LEISURE PARK
- OPEN PLAN KITCHEN / DINING / LIVING
- FRENCH DOORS TO DECKING
- INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- EN-SUITES TO BOTH BEDROOMS
- UTILITY ROOM
- AMPLE OFF ROAD PARKING
- EXPANSIVE, LOW MAINTENANCE PLOT
- EPC ENERGY RATING NOT REQUIRED



PROPERTY HIGHLIGHTS

This beautifully presented two double bedroom lodge is situated within Thorney Leisure Park, conveniently located within walking distance of Thorney Golf Park. Offering spacious and well-appointed accommodation throughout, the lodge provides an ideal retreat for those seeking a peaceful and low-maintenance lifestyle.

The accommodation briefly comprises an impressive open plan kitchen / dining / living area, creating a bright and welcoming space ideal for both everyday living and entertaining. The modern kitchen is fitted with a range of integrated appliances, whilst the living area benefits from French doors opening directly onto the decking, seamlessly connecting the indoor and outdoor spaces. A separate utility room provides additional practicality, complete with an integrated washer / dryer.

There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes and their own en-suite facilities.

Externally, the lodge occupies an expansive, low-maintenance plot, offering plenty of outdoor space to relax and unwind. There are multiple patio and decking areas, ideal for alfresco dining and entertaining, alongside ample off road parking and a useful storage shed.

The generous plot, combined with the lodge's attractive setting and convenient proximity to the golf park, makes this a fantastic opportunity for those looking for a comfortable and relaxing retreat.

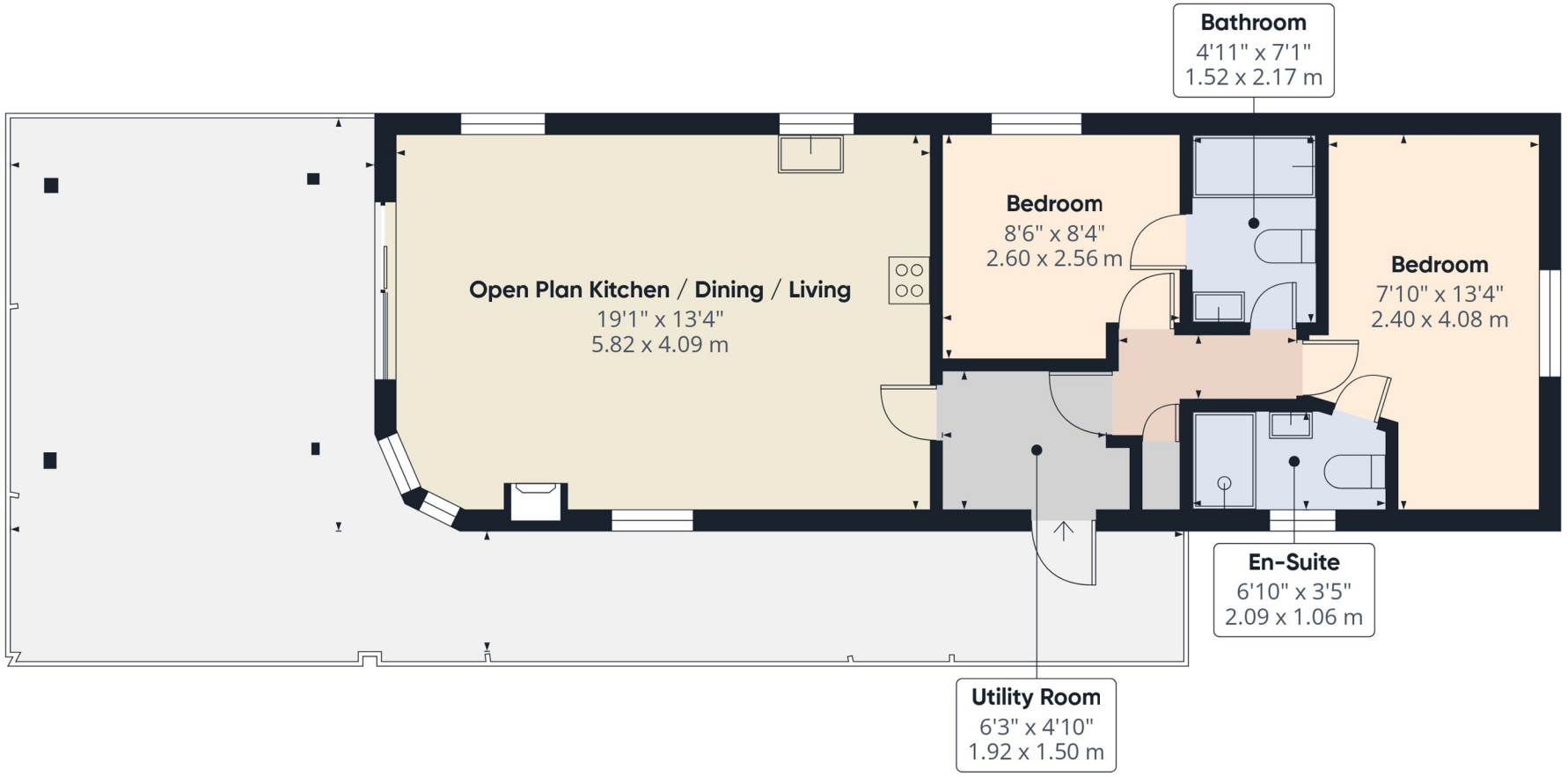
Agents Note: Plot fees for 2026/2027 are £3,216.04, sewage £635.91, water £443.88, electric standing charge £85.60, insurance admin fee £32.94. The lease expires in 2045 and is not renewable. This lodge cannot be occupied as a sole or main residence. Purchasers must provide proof of a permanent residential address elsewhere, where they are registered and liable for Council Tax. Evidence of this will be required as part of the purchase process.

2 Bedrooms 2 Bathroom 1 Reception











Approximate total area(1)

546 ft²

50.6 m²

Balconies and terraces

396 ft²

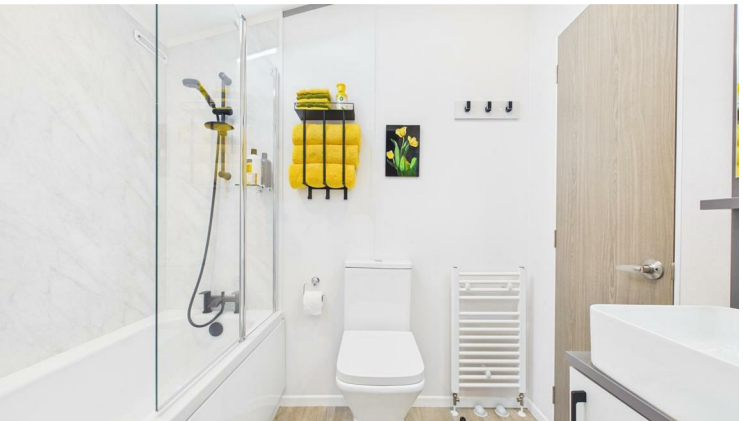
36.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







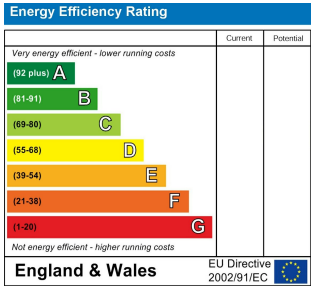


SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** Exempt

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale