



**The Lodge - 14 Newland,
Epworth, DN9 1JA**

☎ Contact Agents to arrange a viewing!

**2 Bedroom Lodge - Well-Presented - 12 Month Holiday Park Licence
Decking around the lodge - Open plan living - One parking space
3 small dogs allowed - Premium plot overlooking duck pond
Surrounded by beautiful countryside - Excellent local amenities.**

Price Region: £47,500

THE LODGE

A rare opportunity to escape to the tranquillity of Epworth Fields and discover this charming two-bedroom home on offer with a perfect blend of comfort and convenience, ideal for those seeking a peaceful lifestyle.

Situated on a premium plot overlooking woodland with views of a duck pond and local wildlife including deer. The lodge offers a peaceful setting within a well-maintained family run holiday park.

Key Features:

- Two-bedroom fully furnished lodge.
- Premium plot with woodland and pond views.
- Designated parking.
- 12-month holiday park licence (year-round use).
- Family-run, community-focused development.
- Ready to move into.

This exclusive lodge is finished to a modern standard throughout and comes fully furnished allowing for immediate use as a home. The open plan living space provides a comfortable and practical layout, ideal for relaxing or entertaining. Externally the lodge benefits from a prime position within the park offering uninterrupted countryside views and a peaceful environment perfect for unwinding.

Epworth Fields is located in the heart of the Lincolnshire countryside, providing easy access to scenic walking routes and local amenities, while maintaining a quiet and secure setting.

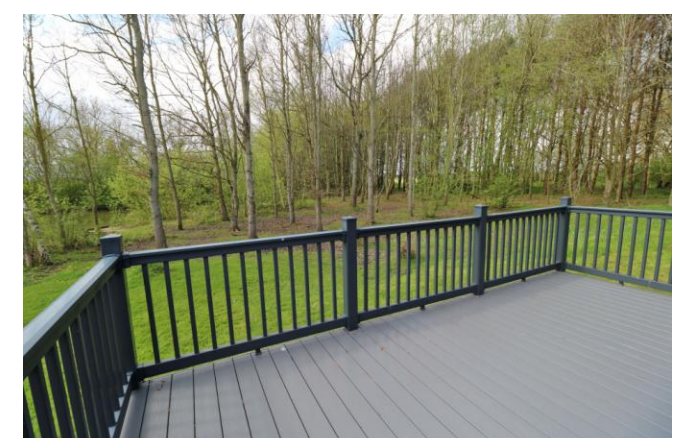
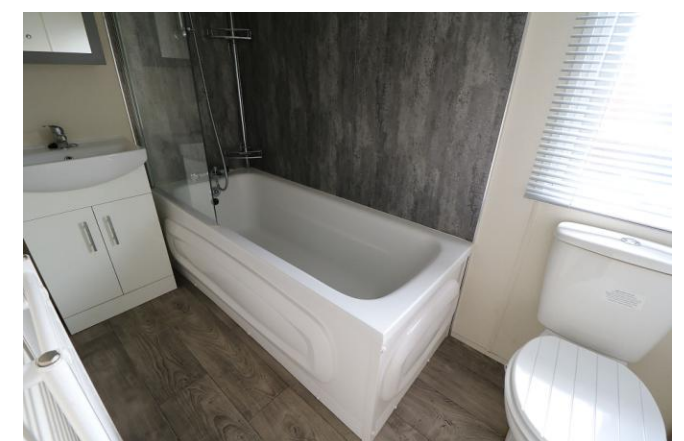
The property represents an excellent opportunity for those seeking a low-maintenance home in a desirable rural location.

Excellent local amenities to include doctors, dentist, shops, food outlets and restaurants.

Good motorway access networks.

Prime location in the historic market town of Epworth

Contact the agent today to arrange a viewing.



VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236