



**Bluebell Lodge Woodthorpe Leisure Park, Woodthorpe
Alford LN13 0DD**

welcome to

Bluebell Lodge Woodthorpe Leisure Park, Woodthorpe Alford

An immaculately presented two-bedroom holiday lodge situated on a desirable 12-month holiday site, enjoying attractive views across the lake. The property offers a spacious open-plan kitchen, dining and living area, separate utility, family bathroom and two bedrooms, en-suite and parking.

Entrance

Leading into an entrance hallway with coat & shoe storage and boiler cupboard. Leading into the open plan kitchen living area.

Open Plan Kitchen/ Living

20' x 19' 3" (6.10m x 5.87m)

Kitchen/ Diner

A modern and stylish kitchen with wall, base and drawer units with marble effect worktop space over, ceramic sink & drainer, integrated under counter fridge/freezer, dishwasher, wine fridge, microwave, triple oven, gas hob and extractor hood and USB sockets. Ample space for dining furniture.

Lounge

An open plan lounge with electric fire, windows to three elevations and sliding doors leading out to the decked veranda. Lounge furniture will be included.

Utility Area

6' 4" x 4' 10" (1.93m x 1.47m)

Modern wall units in keeping with the style of the main kitchen, worktop space over, undercounter space and plumbing for a washing machine & tumble dryer.

Bedroom 1

11' 3" x 11' (3.43m x 3.35m)

Large double bedroom with fitted wardrobe storage, window to side elevation, radiator, gas lift storage bed, USB sockets and en-suite shower room.

En-Suite

Shower, Wc, wash basin, fitted storage, radiator and window to side elevation.

Bedroom 2

10' 9" x 9' 4" (3.28m x 2.84m)

Twin bedroom with fitted wardrobe storage, USB sockets, radiator and window to side elevation.

Bathroom

Bath with shower over, Wc, fitted storage, wash basin, radiator and window to side elevation.

External

Decking wraps around the lodge creating an ideal space for outdoor furniture. Offering fantastic views across the lake. The garden area offers 2 metal sheds and a water butt and Bluebell Wood is just a short walk away.

A gravel driveway offers off road parking.

Local Area

The lodge is situated in a peaceful location, ideal for those seeking a relaxing holiday base away from the hustle and bustle of everyday life. The surrounding area offers a range of opportunities for enjoying the outdoors, with countryside, coastal attractions and leisure facilities within easy reach.

A golf course is located just a short distance away, providing an excellent opportunity for keen golfers to enjoy a round close to home. The area also offers a selection of local amenities, shops, cafés, restaurants, garden centre and attractions, while nearby coastal resorts provide opportunities for days out, walks and seaside activities.

With its attractive lakeside setting, excellent presentation and convenient access to local leisure facilities, this lodge would make an ideal holiday escape or base for enjoying regular breaks throughout the year.

Site Info & Annual Fees

The property is situated on a 12-month holiday site, allowing owners to enjoy the lodge throughout the



year, subject to the site's individual terms and conditions. Annual ground rent/site fees are payable, with the exact amount and any additional site charges to be confirmed with the selling agent/site operator. Prospective purchasers are advised to satisfy themselves regarding the site's license, permitted occupancy, annual fees and any other applicable charges before proceeding.



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welcome to

Bluebell Lodge Woodthorpe Leisure Park, Woodthorpe Alford

- Immaculately presented two-bedroom holiday lodge
- Located on a 12-month holiday site
- Attractive views across the lake
- Spacious open-plan kitchen/dining/living area
- Separate utility room

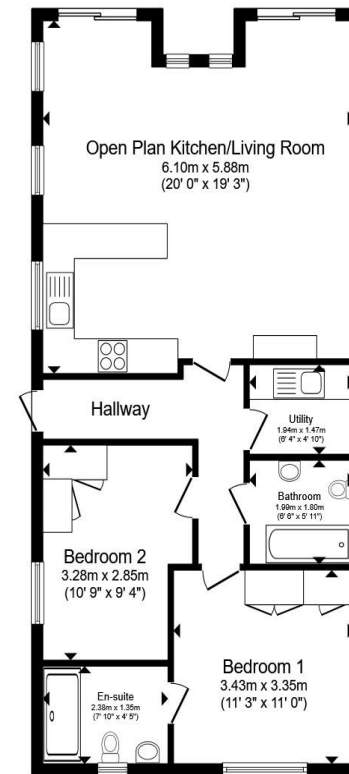
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 950.00

Ground Rent: 4680.00

This is a Leasehold property with details as follows; Term of Lease 20 years from 20 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 74.5 m² (802 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG110496 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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