



Heathergate Country Park, Lowgate, NE46

Offers in the Region: £50,000

The lodge features a spacious open-plan lounge and kitchen, complete with integrated appliances and French doors opening onto a wraparound decking area – ideal for entertaining or simply relaxing with views across the park. Two well-proportioned bedrooms, including a master with ensuite, are complemented by a stylish shower room, ensuring practical yet comfortable living. Externally, the property benefits from private driveway parking, a lawned garden area, and generous decking that enhances the sense of outdoor space.



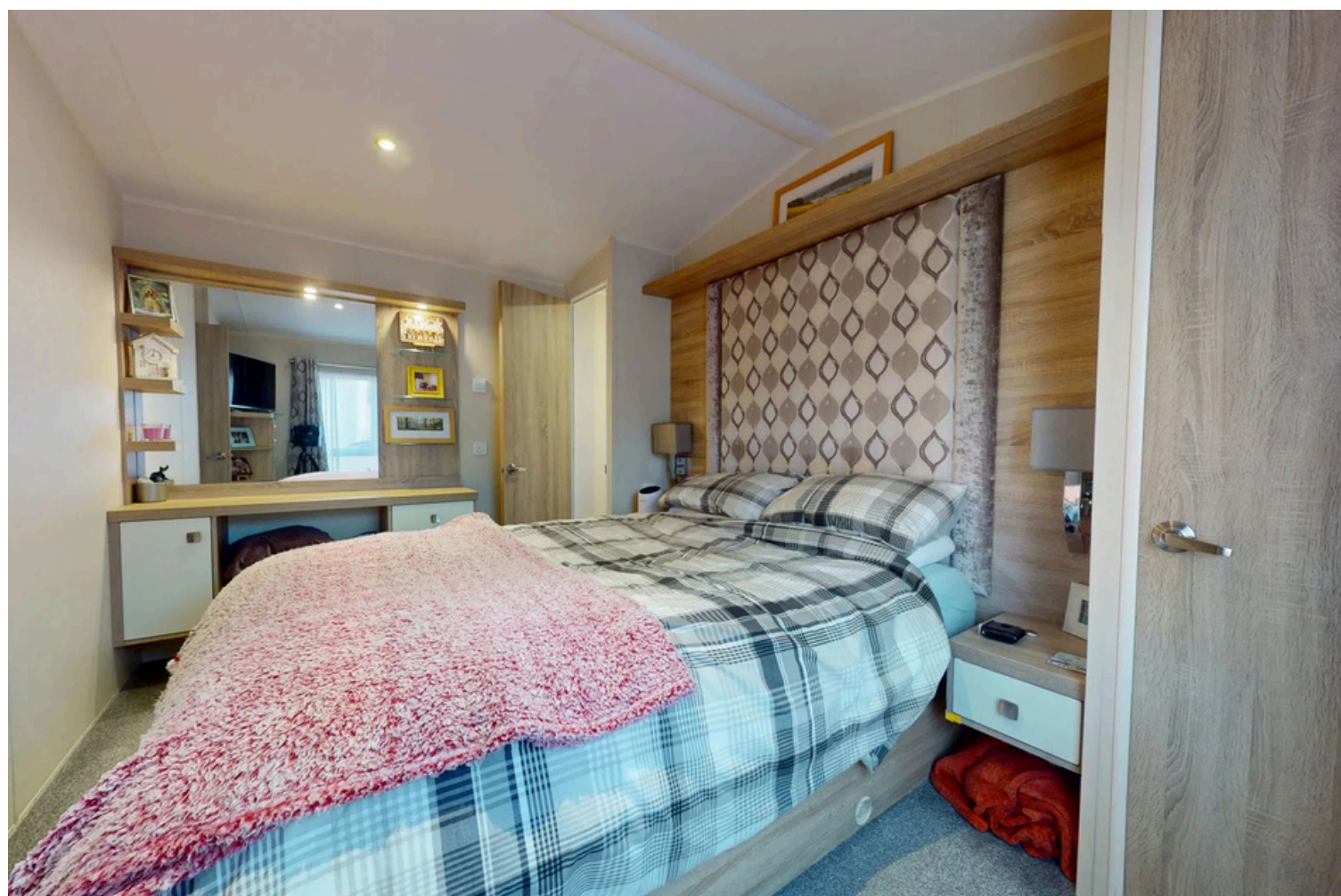
Lounge / Kitchen - 5.88m x 3.63m (19'3" x 11'10")

A generously-sized open-plan living room / kitchen setup featuring a carpeted living room with double glazed windows, double central heating radiator, French-style doors leading to the external decking, and feature fireplace. The kitchen benefits from a range of modern wall and floor units with contrasting worksurfaces, integrated appliances including dishwasher, fridge, freezer, microwave, and electric oven with extractor canopy hood above; one and a half bowl stainless steel sink, wood-effect flooring and privacy glazed front external door.



Bedroom One - 2.48m x 3.53m (8'1" x 11'6")

A double+ bedroom with double glazed window, double central heating radiator, and carpet flooring; the bedroom benefits from a vanity unit, a built-in storage cupboard, and access to the ensuite shower room.



Bedroom Two - 2.45m x 1.82m (8'0" x 5'11")

The second bedroom, which can also fit a double bed or a twin bed setup, includes a double glazed window, double central heating radiator, and carpet flooring.

Shower Room - 2.45m x 0.98m (8'0" x 3'2")

The main shower room features a low level WC, wash hand basin, and shower cubicle; double central heating radiator, double glazed privacy window, and wood-effect flooring.

External

The property enjoys a wraparound decking area with open views across the park, perfect for outdoor seating and entertaining. Additional benefits include a driveway for off-street parking and a small lawn to the side.

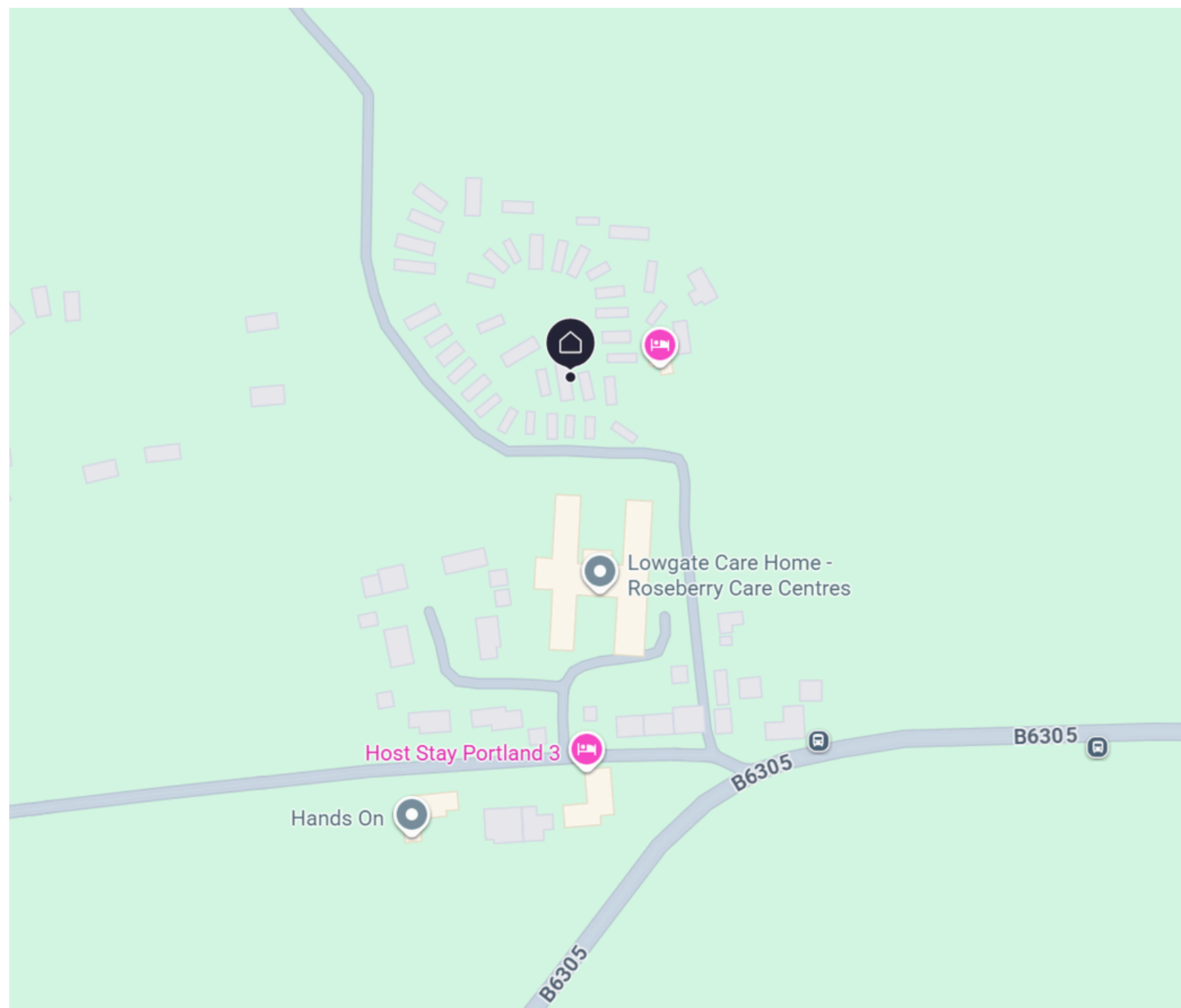
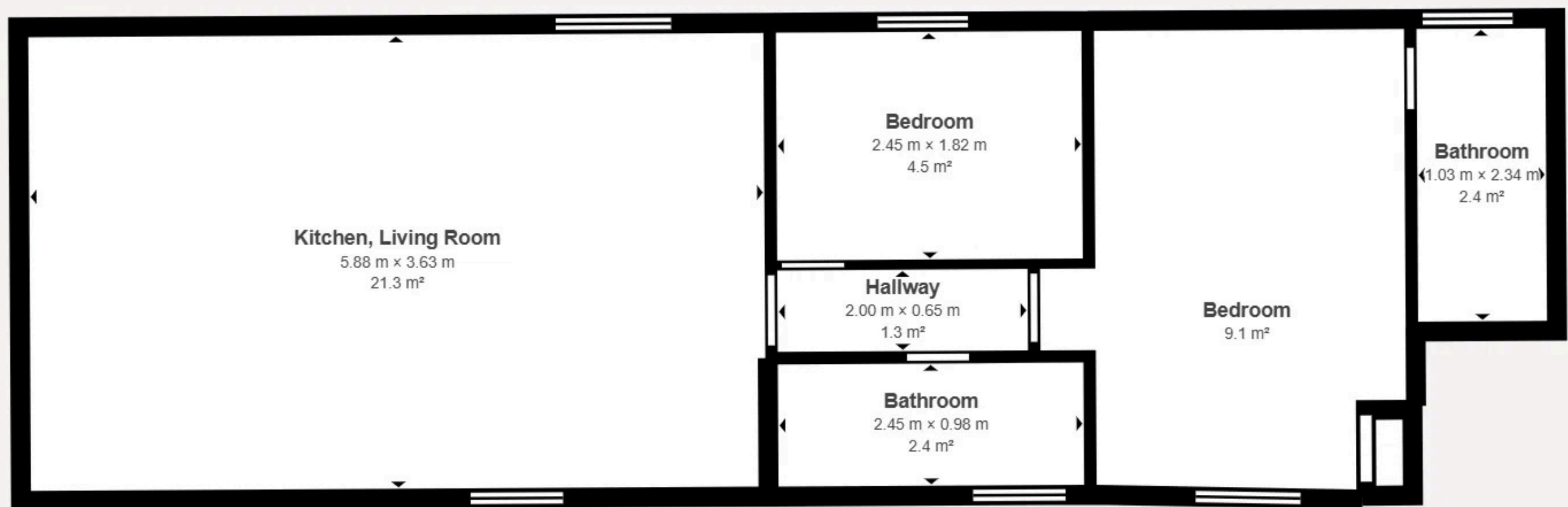
Services

We have been advised the property has mains electricity, mains water, LPG central heating, and mains drainage.

Charges

We have been informed the ground rent for the year is £5800.





Material Information

Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker (“UK’s No. 1 Broadband Speed Test”). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.

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