

Omar Middleton, Lakeside Retreats, Cliff Lane, Marston NG32 2HU

william h brown

welcome to

Omar Middleton, Lakeside Retreats, Cliff Lane, Marston, Grantham

FULLY RESIDENTIAL luxury Omar Middleton park home on the beautiful Lakeside Retreats Residential Park. Set in a stunning location with fishing lakes, this fully furnished home offers a spacious lounge/diner, stylish kitchen, two bedrooms, en-suite and bathroom. Ready to move straight into.













Entrance Hallway
Entering the home through a composite door into the entrance hall with a storage cupboard, radiator and doors leading to the lounge, utility, two bedrooms and bathroom.

Lounge Diner
19' max x 18' 7" max (5.79m max x 5.66m max)
Lovely L-Shaped lounge diner with windows to the front and side aspects, feature fireplace with inset fire, carpet, radiator, coving to the ceiling and door leading through to the kitchen.

Kitchen
9' 5" x 8' 2" (2.87m x 2.49m)
Galley style kitchen with a window to the side aspect and having a range of white units to both the floor and eye level with wood worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, fridge freezer, and dishwasher. Wood effect flooring, coving to the ceiling and doorway leading into the utility area.

Utility Area
5' 9" x 5' 2" (1.75m x 1.57m)
Comprising of a range of units to both the floor and eye level with wood worktops over, stainless steel sink, drainer and mixer tap, wood effect flooring and doors leading to the outside and to the inner hallway.

Bedroom One
10' 4" x 9' 2" (3.15m x 2.79m)
With a window to the side aspect, carpet, radiator, coving to the ceiling, door to the walk-in wardrobe, and door through to the en-suite.
The walk-in wardrobe features shelving, hanging rails, carpet and inset spotlights to the ceiling.

En-Suite
5' 2" x 4' 1" (1.57m x 1.24m)
With a window to the rear aspect, comprising of a corner shower cubicle, vanity sink unit, low level WC, shaver socket, patterned tile flooring, and radiator.

Bedroom Two
9' 8" x 9' 5" (2.95m x 2.87m)
With a window to the side aspect, built-in wardrobes and shelving, carpet, radiator, and inset spotlights to the ceiling,

Bathroom
With a window to the side aspect and comprising of a bath, vanity sink unit, low level WC, inset shelving, patterned tile flooring, inset spotlights to the ceiling and extractor fan.

General Description Outside
Beautifully positioned home with paved patio area and pathway around the home, small lawn, and fencing to the rear, gravel to the side.

PARK HOME size - 40' x 20'

Agents Note:
Please note this property is leasehold and site charges are applicable - Reviewed annually in April
Pitch Fee - £260 pmth
Service Charges - Water & Gate Service Fee Approx - £30 pmth
Electric metered and billed quarterly - dependant on usage
Bottled Gas to provide own

Further Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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- Stunning and Fully Furnished
- Ready to Move Into
- Beautiful Modern Design with Many Extras Included
- Integrated Appliances
- Master with En-Suite

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: A Service Charge: 1160.00
Ground Rent: 3120.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

from

£200,000



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.focalagent.com









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The Property Ombudsman

Property Ref:
GST114070 - 0003

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