



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



**william
h brown**

welcome to

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

FULLY RESIDENTIAL LUXURY PARK HOME - OMAR IMAGE situated on the beautiful Lakeside Retreats Residential Park. Set in a stunning location with fishing lakes. Fully furnished home with lounge area, kitchen diner, two good size bedrooms, bathroom and a beautiful kitchen.



Lounge

18' 7" x 10' 4" (5.66m x 3.15m)

Good sized dual aspect lounge with windows to the front and side aspects, feature fireplace with inset fire, carpet, two radiators, vaulted ceiling with inset spotlights and double doors leading through to the dining kitchen.

Kitchen Diner

25' x 12' 1" (7.62m x 3.68m)

Lovely sized kitchen diner comprising of a range of white units to both the floor and eye level with marble effect worktops over, stainless steel sink, drainer, mixer tap and tile splashbacks. Integrated oven, hob with extractor hood above, fridge freezer, and dishwasher. Grey parquet style flooring, vaulted ceiling with inset spotlights, radiator, door leading to the outside.

Dining area features window to the side aspect, carpet, space for dining table, radiator and door leading to the outside.

Bedroom One

9' 5" x 8' 5" (2.87m x 2.57m)

With a window to the side aspect, carpet, radiator, spotlights inset in the ceiling, dressing area and door through to the en-suite.

En-Suite

5' 2" x 5' 2" (1.57m x 1.57m)

With a window to the side aspect and comprising of a corner shower cubicle, vanity sink unit, low level WC, grey parquet style flooring, inset spotlights to the ceiling and a radiator.

Bedroom Two

8' 8" x 8' 8" (2.64m x 2.64m)

With a window to the side aspect, built-in wardrobe and drawers, 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, parquet style flooring, heated towel rail, and inset spotlights to the ceiling.

General Description Outside

Beautifully positioned home with paved patio area and pathway around the home, small lawn, and fencing to the rear.

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 approximately pmth
Service Charges - Water & Gate Service Fee Approx - £30 pmth
Electric metered and billed quarterly - Approx £30 pmth dependant on use



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welcome to

Omar Image Lakeside Retreats, Cliff Lane, Marston Grantham

- 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 Jan 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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Property Ref:
GST114072 - 0003

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