



Lodge 10, Thorpe Park Lodges, Middle Lane, Thorpe on the Hill, LN6 9AJ **Guide Price: £185,000 (£900 + VAT Buyers Fee)**

### Description

A three bedroom detached lodge which has been upgraded by the current owners to a high standard. The lodge occupies a prime position in the sought after and well located Thorpe Park Lodge development. This exclusive 7 acre development lies on the outskirts the Cathedral City of Lincoln with easy access to all the attractions as well as great road links to explore the county. The current seller has been operating the property as a successful Airbnb for the last 9 months with approximate income so far of £24,000.

### Directions

From the A46 Hykeham Roundabout turn left onto Middle Lane and then after a few hundred yards turn right into the development.

<https://what3words.com/tolerates.sizes.mimics>

### Accommodation

#### Open Plan Lounge/Kitchen/Diner

Double glazed casement windows to front and side elevation, double glazed French doors opening out to decked area. Modern fitted kitchen with stainless steel sink, two built-in ovens, four ring electric hob with extractor over, built-in dishwasher and wine fridge.

#### Utility Room

With double glazed door to side elevation, space and plumbing for washing machine, boiler cupboard housing Ideal boiler and underfloor heating controls.

#### Bedroom One

Double glazed casement window to rear elevation, built-in wardrobe, door to;

#### En-Suite Shower Room

Double glazed casement window to rear elevation, three-piece suite comprising shower cubicle, pedestal wash basin, low flush WC, part tiled walls, extractor.

#### Bedroom Two

Double glazed casement window to rear elevation, built-in wardrobe.

#### Bedroom Three

Double glazed casement window to rear elevation, built-in wardrobe.

### Family Bathroom

Three piece suite comprising panelled bath with shower mixer tap, semi-pedestal wash basin, low flush WC, fully tiled walls, loft access, extractor.

### Outside

There is parking for two vehicles and a large composite decked patio area with a lockable storage cupboard.

### Services

We understand the property offers mains water, electric, mains gas and main sewer connections. Heating is via an under floor heating system.

### Tenure & Possession

The property has a 999 year lease which commenced on the 2nd August 2007.

### Service Charge

We have been advised that the Service/Maintenance/ground rent Charge is £2100 per annum.

### Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

### Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [lincolnpropertyauctions@brown-co.com](mailto:lincolnpropertyauctions@brown-co.com)

### Solicitor

Tom Price  
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01522 551187

[tom.price@chattertons.com](mailto:tom.price@chattertons.com)

### Agents

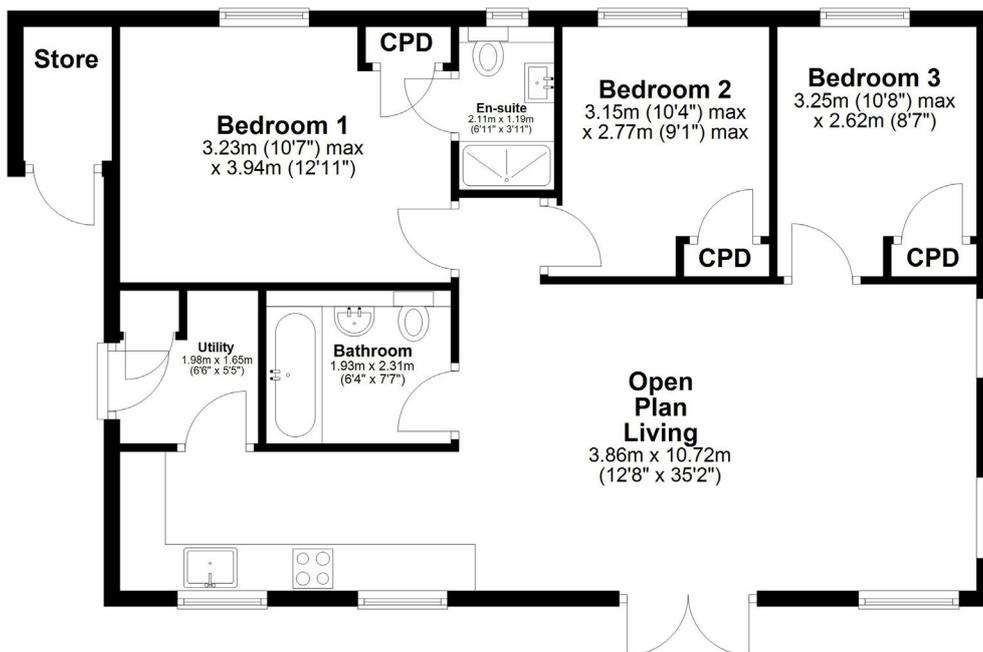
James Mulhall 01522 504360  
[lincolnpropertyauctions@brown-co.com](mailto:lincolnpropertyauctions@brown-co.com)





### Ground Floor

Approx. 78.1 sq. metres (840.5 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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