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STAGED IMAGE

Furnishings and Decor  
are for illustration only

Bosworth Road

| DE12 7DQ | Asking Price £85,000

ROYSTON  
& LUND

- Asking price £85,000
- En-Suite Shower Room and Family Shower Room
- Built in Kitchen Appliances
- Bespoke Lodges Available on Request with Choice of Plots
- Can be Lived in for 28 Days of Every Calendar Month
- Brand New Two Bedroom Luxury Lodge in Gated Park
- Open Plan Kitchen/Diner /Lounge
- Close to National Forest Walks and Attractions
- Garden Area and Parking
- Annual site Charge Applies





### Forest View Holiday Lodges

A fantastic opportunity to purchase a brand-new, two-bedroom luxury holiday lodge, ideally situated in the heart of the National Forest on a secure, gated site.

This beautifully presented lodge has been finished to a high specification and offers stylish open-plan living. The modern kitchen is fully fitted with integrated appliances, including a double oven, gas hob, dishwasher, washing machine, and fridge/freezer, complemented by a range of contemporary units and worktops. The dining area features a table, bench seating, and additional chairs, perfect for entertaining.

The bright and spacious lounge benefits from pleasant views overlooking the lake, creating a relaxing and inviting living space.

There are two well-proportioned double bedrooms, one with an en-suite shower room, both with storage. There is also a family shower room.

Externally, the lodge includes a private garden area and two allocated parking spaces.

The site is ideally located for enjoying scenic walks through the National Forest and along the Ashby Canal. Cattows Farm is within walking distance or a short drive away, and a local pub is conveniently nearby. Additional amenities, including shops and cafés, can be found in the nearby towns of Measham and Ashby-de-la-Zouch.

Bespoke options are available, with a choice of plots to suit your preferences.

The lodge can be occupied for up to 28 days per calendar month.

Annual site charges are approximately £3,000, which includes the lease of the plot, grounds maintenance, and upkeep of the electric gates.

#### Additional Information:

Metered Electric

No subletting permitted

Children welcome

Dogs permitted (must be supervised and kept on leads)



**Ground Floor**  
Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 45.1 sq. metres (485.2 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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**ROYSTON & LUND**