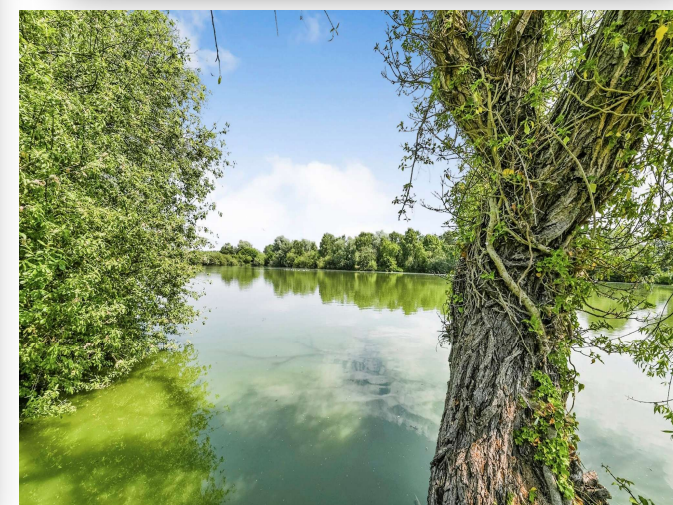




Woodland Lakes, Holme Road, King's Lynn, PE34 3PX

welcome to

Woodland Lakes, Holme Road, King's Lynn

This is a rare opportunity to purchase this idyllically located, two bedroom log cabin, set within the beautiful grounds of Woodlakes Country Park. Set within 66 acres of beautiful grounds, this property really is ideal for your own getaway & is certain to be a popular holiday let.



Accommodation:

Lounge/ Diner

13' x 12' (3.96m x 3.66m)

Double-glazed window to the front. Electric radiator.
Double-glazed French doors leading to the decking area overlooking the lake.

Kitchen

17' 5" x 4' 9" (5.31m x 1.45m)

This galley style kitchen is fitted with both wall & base units with work surfaces over, a one and a half bowl stainless steel wash hand basin, low-level electric oven, and an electric hob with cooker hood over. Airing cupboard. Electric radiator. Double-glazed window to the front.

Bedroom One

6' 9" x 13' (2.06m x 3.96m)

Double-glazed window to the front. Electric radiator.

Bedroom Two

6' 8" x 13' (2.03m x 3.96m)

Double-glazed window to the side. Electric radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit, and bath with shower over. Stainless steel heated towel rail. Double-glazed window to the side.

Outside

Outside the property, there is a large decking/veranda area, ideal for relaxing with picturesque views over the lake. Here, you can access your private fishing platform, from which to enjoy carp fishing with your own designated swim.

Agent's Note

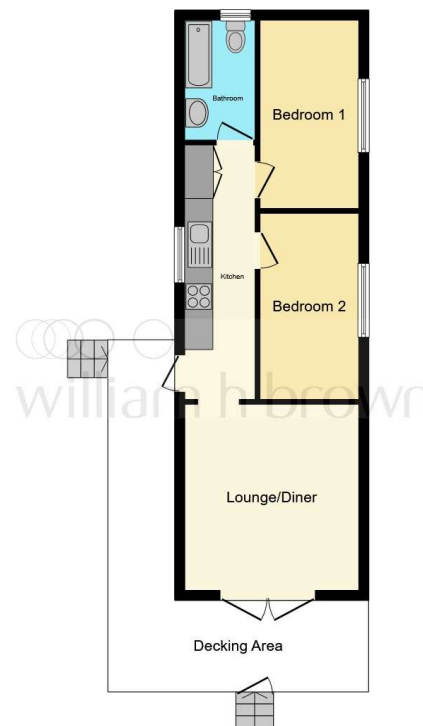
Please note that this property is not on a council tax band.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a cabin and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Heating to the property is served by electric heating. Please contact the branch for further information if required.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Woodland Lakes, Holme Road, King's Lynn

- Two bedroom log cabin
- Chain free!
- Set within 66 acres of grounds
- Veranda with lakeside views
- Private fishing platform with designated swim

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 1000.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM113056 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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