



**Woodhall Country Park Stixwold Road, Woodhall Spa LN10
6UJ**

welcome to

Woodhall Country Park Stixwold Road, Woodhall Spa

The lodge comprises entrance hall, kitchen/living/lounge space, two bedrooms, one with en-suite and walk in wardrobe, main bathroom, off road parking and balcony overlooking lake with a hot tub which is included within the sale.



Entrance Hall

Access via double glazed front door, doors opening into majority of rooms.

Kitchen/Living Space

19' 9" x 19' (6.02m x 5.79m)

Double glazed sliding doors leading to balcony overlooking the lake, double glazed windows to all aspects, spacious lounge area opening into kitchen area which comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan and electric oven.

Bedroom One

10' x 9' 10" (3.05m x 3.00m)

Double glazed window to side, door into en-suite and door into walk in wardrobe as well as radiator to wall.

Walk In Wardrobe

6' 10" x 9' 1" (2.08m x 2.77m)

Walk in wardrobe comprising shelving and hanging space, radiator to wall as well as double glazed window to front

En-Suite

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower, heated towel rail and extractor fan.

Bedroom Two

9' 10" x 7' (3.00m x 2.13m)

Double glazed window to side, radiator to wall and fitted wardrobes.

Bathroom

WC, wash hand basin, shower cubicle with wall mounted shower, heated towel rail and extractor fan.

Exterior

To the rear of the lodge is a balcony offering outdoor space for outdoor dining as well as a fantastic hot tub which will be staying with the lodge. To the front of the lodge is off road parking.



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welcome to

Woodhall Country Park Stixwold Road, Woodhall Spa

- 2022 SWIFT TORONTO LODGE LOCATED WITHIN THE POPULAR HOLIDAY PARK OF WOODHALL COUNTRY PARK
- BEING OFFERED WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL SECOND HOME/INVESTMENT PROPERTY
- LAKESIDE PLOT

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted



Please note the marker reflects the
postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
LCR122306 - 0007

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