

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 Omar Image park home on the beautiful Lakeside Retreats Residential Park. Set in a stunning lakeside location with fishing lakes, this fully furnished home offers a lounge, stylish kitchen/diner, two good-sized bedrooms and a bathroom. Ready to move straight into.













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

Further Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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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The Property Ombudsman

Property Ref:
GST114072 - 0004

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