CHOICE PROPERTIES

Estate Agents

Langford S, The Nurseries Coots Lane, Alford, LN13 9JZ

Reduced To £69,950



* OPEN HOUSE- BANK HOLIDAY MONDAY 25TH MAY 14:00-15:00- CALL US ON 01507 472016 TO RESERVE YOUR SLOT- WE LOOK FORWARD TO SHOWING YOU AROUND! *! *

Choice Properties are delighted to be the selling agents for the new and exclusive 12-month holiday licenced luxury lodge park 'The Nurseries'. This superior and beautifully maintained site is located in a tranquil position within easy reach of neighbouring coastal towns.

We offer for sale this stylish and fully furnished Delta 'Langford' 38' x 13' two bedroom lodge which benefits from allocated parking and the option to add a decked seating area. All lodges are brand new 2026 models, benefiting from a full winter pack and made to order.

Contact us to enquire further or arrange a view. Deposits can be placed and held for up to 12-months, giving a prospective buyer opportunity to sell their home in the meantime.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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The lodges can be tastefully designed to suit any need, including the option to have either a bath or shower and additionally a washing machine fitted. The beautifully presented and abundantly light accommodation comprises:-

About the site
This warden operated site offers 12 month occupancy. There are laundry facilities and a cafe on site. Nearby coastal towns are within easy reach: Chapel St Leonards 4 miles, Skegness 9.3 miles, Sutton on Sea 5.8 miles and Mablethorpe 8.3 miles away. The site is also a short drive through countryside to the Lincolnshire Wolds, an area of outstanding beauty, the market town of Alford can be found only 4.9 miles away. Pets are welcome at the discretion of the site and Wi-Fi is available.

Parking
Two allocated parking spaces plus visitor parking is available on site.

Services
All of the lodges are fitted with LPG combination boilers; to supply both the central heating and hot water systems. LPG bottles can be purchased independently or through the site at a discounted price. The site also offer to change the LPG bottles for residents free of charge. Electric is metered and bill through the site. The wardens will hand drop bills to the lodges for your reference. Water is also metered and billed through the site, with a similar arrangement to electric.

Decking
Decking is an additional extra that a purchaser could choose to have fitted. You can have the choice of decking, skirting, steps or all three if requested. A price for this added bonus can be provided upon request.

Purchase options
There are four different lodges on offer on this luxury site:
Delta 'Bromley' - 30' x 12' - £39,950.
Delta 'Saffron Deluxe' - 36' x 12' - £59,950.
Delta 'Langford' - 38' x 13' - £74,950.
Delta 'Langford Premium' - 42' x 14' - £80,000.

Purchase options are available, with the site offering part exchange and finance options. Deposits can be placed immediately and held for up to 12-months, even if a purchaser's property hasn't yet sold. Any questions regarding any of the purchase options, please contact us on 01507 472016.

Tenure
Licence with a ground rent of approx. £2,750.00 per annum.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

Opening hours
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Exempt.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.














Directions

On the A52 between Mablethorpe and Skegness as you enter the village of Mumby turn right after the pub into Washdyke Lane then right again into Coots Lane.



