



# CHOICE PROPERTIES

## *Estate Agents*

T9 Woodthorpe Hall Leisure Park,  
Alford, LN13 0DD

Price £45,000



Choice Properties are pleased to present this 2018 'ABI Ambleside' model home, equipped with a full residential specification package, composite decking, off road parking and a well presented interior. Boasting two bedrooms with one en-suite, the home is positioned on the sought after 'Woodthorpe Leisure Park' with numerous on-site amenities including, bar and restaurant, driving range and golf course, and well as presented 12-months occupancy. Offered with no onward chain, early viewing is most certainly advised.

The beautifully maintained accommodation benefits from a full residential specification package, a LPG central heating system, uPVC double glazing throughout and comprises:-

### **Entrance Hall**

4'08" x 10'03"

Front uPVC door leading into the entrance hall with inset spot lighting and a fitted cupboard housing the wall mounted 'Morco GB24 Series II' combination boiler; supplying both the central heating and hot water systems. Doors to:

### **Open Plan Kitchen/Dining/Living Room**

12'06" x 19'06"

Kitchen/Dining Area:

Fitted with a range of wall and base units with worktop over, one and a half bow stainless steel sink with drainer and mixer tap, five ring gas hob with extractor hood over, integrated double oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, ample space for a dining table and inset spot lighting.

Living Area:

Fitted with laminate flooring, electric freestanding feature fireplace, built in speaker system, triple aspect windows and double opening 'French' doors opening out on to the composite decked veranda seating area.

### **Bedroom 1**

9'09" x 12'03"

Spacious double bedroom with fitted wardrobes, drawers and dressing table, inset spot lighting and a door to:

### **En-suite Shower Room**

5'10" x 4'00"

Fitted with a three piece suite comprising a shower enclosure with mains fed double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail, inset spot lighting and an extractor fan.

### **Bedroom 2**

6'05" x 8'03"

Twin bedroom with a fitted single wardrobe.

### **Shower Room**

7'06" x 3'06"

Fitted with a three piece suite comprising a shower enclosure with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, 'Velux' window, inset spot lighting and an extractor fan.

### **Driveway**

Paved driveway providing off road parking.

### **About the park**

Woodthorpe Leisure Park is a 12 month holiday park located alongside 43 acres of woodland and is only 6 miles from the nearest coastal towns of Mablethorpe and Sutton on Sea offering award winning beaches. A short drive inland will bring you to the thriving market towns of Alford and Louth. This popular park offers a well-stocked shop, fishing lakes and an 18 hole golf course plus a driving range. Lodge and holiday home owners benefit from discounted golf membership as well as a discount of food and drink in the park restaurant and bar.

### **Tenure**

Leasehold. Annual pitch fees are payable to 'Woodthorpe Leisure Park' start from £2945 per annum.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 462277.

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

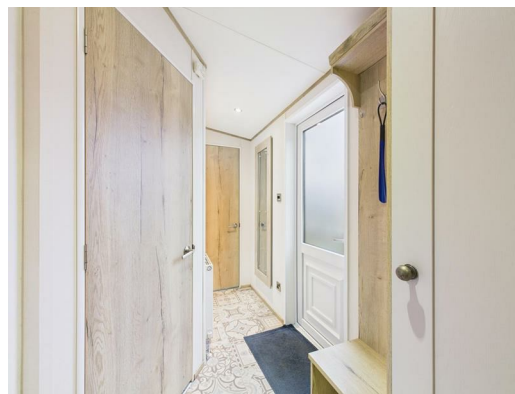
Saturday 9.00 a.m. to 3.00 p.m.

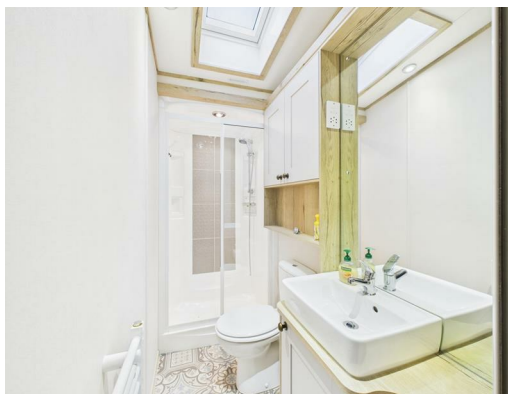
### **Making an offer**

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 regulation 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.

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.







Approximate total area<sup>(1)</sup>  
484 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Directions

The property can be found on the sought after Woodthorpe Leisure Park. This can be found using postcode LN13 0DD.

