

HUNTERS®

HERE TO GET *you* THERE



Messingham Lakes, Butterwick

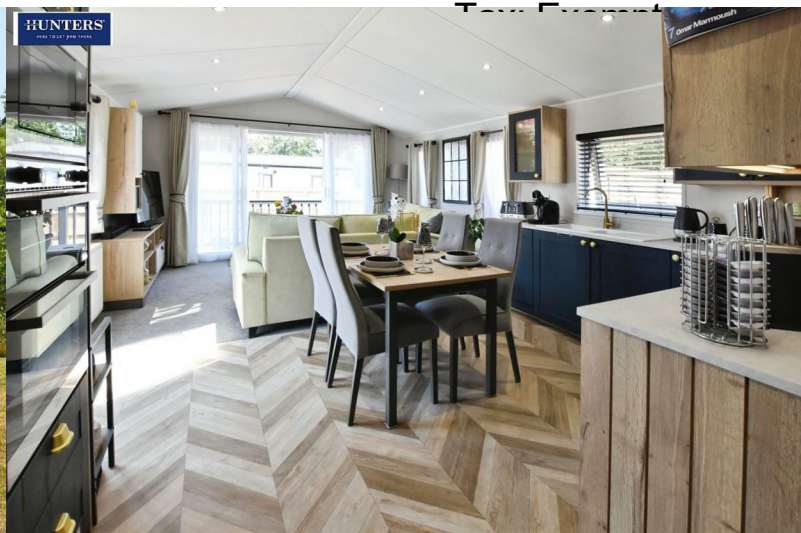
Messingham, DN17 3PP

Offers In The Region Of £110,000



Council

Tax Band E



Messingham Lakes Messingham Lakes, Butterwick

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Exterior

To the front of the lodge there is a driveway, offering ample off road parking. To the rear there is a decked balcony, overlooking the gardens - with pergola covered seating area. The garden is surrounded by fencing, offering a degree of privacy to the area.

Open Plan Kitchen / Diner / Lounge

This beautiful, open plan kitchen / diner / lounge - offers a bright and spacious room, with sliding doors allowing access to the balcony area. The kitchen benefits from ample wall and floor units for storage and integrated oven, hob and extractor fan.

Bedroom 1

8'3" x 9'11" (2.52m x 3.04m)

Double bedroom to the rear of the home, benefiting from an en-suite bathroom.

En-Suite

Handy en-suite to bedroom 1, benefiting from a neutral suite with bath.

Bedroom 2

7'5" x 8'6" (2.28m x 2.60m)

Good sized second bedroom.

Bathroom

Bathroom, with neutral suite and walk in shower.

Beautifully presented two-bedroom lodge situated on the highly sought-after Messingham Lakes Park, which offers usage of 18 hole golf course, driving range and tennis courts.

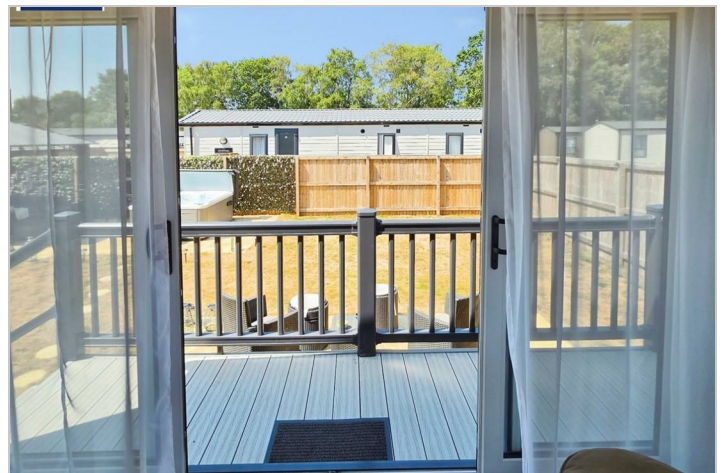
Offering a fantastic opportunity to own a luxury home in a peaceful lakeside setting, this impressive lodge briefly comprises a spacious open-plan lounge, kitchen and dining area, with sliding patio doors opening onto a raised balcony —perfect for enjoying the tranquil surroundings. There are two generous bedrooms, with the master benefiting from an en-suite shower room, together with a modern family bathroom.

Outside, the lodge occupies a larger-than-average plot, enjoying a private driveway, gardens laid to lawn and a private hot tub, creating the perfect space to relax and unwind. The property also benefits from gas central heating and double glazing, making it comfortable throughout the seasons.

Messingham Lakes Park is an attractive development surrounded by woodland and a picturesque lake, offering a peaceful retreat whilst remaining within easy reach of local amenities in Messingham. The lodge can be occupied 12 months of the year, provided the owner has an alternative permanent residential address.

As an owner, you'll also enjoy complimentary use of the on-site golf course and 10% discount at the clubhouse, adding to the fantastic lifestyle this development has to offer.

Please note that annual site fees are payable, and there are no age restrictions.



Road Map



Hybrid Map



Terrain Map



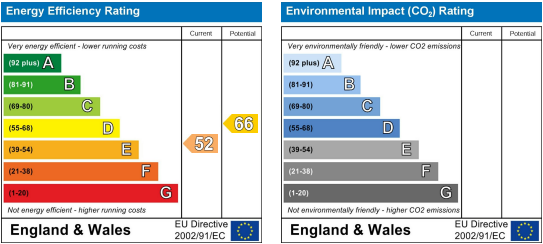
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.