



**Lazy Otter Meadows, Stretham CB6 3FS**

**welcome to**

## **Lazy Otter Meadows, Stretham**

A LUXURY PARK HOME offering modern living with two DOUBLE BEDROOMS, en-suite shower room to bedroom one and a ROOF TOP TERRACE with views over the River Ouse, offered to the market with NO ONWARD CHAIN - viewing highly recommended.

### **Entrance Hall**

With three storage cupboards and doors to:

### **Living Area**

16' 9" x 13' 4" ( 5.11m x 4.06m )

With radiator, electric feature fire, three double windows to side aspect, window to rear aspect and double doors to rear aspect.

### **Kitchen/Dining Area**

20' 5" x 7' 9" ( 6.22m x 2.36m )

Fitted with a matching range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in double under oven with gas hob and extractor over, integrated appliances, radiator, windows to side and rear aspects and double doors to rear aspect.

### **Utility Area**

With washer/dryer.





### **Bedroom One**

15' 1" max x 10' 1" max ( 4.60m max x 3.07m max )

With radiator, built in wardrobe, window to side aspect and door to:

### **En-Suite Shower Room**

Fitted with a modern suite comprising shower enclosure, vanity wash hand basin with open storage beneath, low level w.c, underfloor heating and window to side aspect.

### **Bedroom Two**

11' 6" x 9' 7" ( 3.51m x 2.92m )

With radiator, range of fitted wardrobes and double glazed window to side aspect.

### **Shower Room**

Fitted with a suite comprising shower enclosure, wash hand basin, low level w.c and window to side aspect.

### **Roof Terrace**

14' 5" x 10' 11" ( 4.39m x 3.33m )

With toughened glass surround and views over the River Ouse.

### **Outside**

The outside of the property has allocated parking spaces and and mainly laid to lawn. Steps up to the decking area leads to the front door and continues around to the rear of the property offering further entertaining space, a spiral staircase leads to the roof terrace.

### **Agents Notes**

1. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk)),
2. We have been advised that the annual ground rent is currently £4725pa.



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## Lazy Otter Meadows, Stretham

- Roof Top Terrace
- Luxury Park Home
- Two Double Bedrooms
- Open Plan Kitchen/Dining/Living Room
- En-suite Shower Room

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£130,000**



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](http://www.focalagent.com)

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Property Ref:  
ELY109843 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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