



# CHOICE PROPERTIES

*Estate Agents*

Delta 'Bromley' Lodge Coots Lane,  
Alford, LN13 9JZ

Price £39,950



**CALL NOW TO RESERVE YOUR PLOT FOR UP TO 12 MONTHS  
PART EXCHANGE AND FINANCE OPTIONS AVAILABLE**

● 01507 472016 ●

WOW! Incredible price! Choice Properties are excited to introduce this one-off; one of a kind; 'Delta' two bedroom 30' x 12' 2025 model lodge. Boasting a well laid out internal accommodation and positioned on the new luxury 'Nurseries' development, this lodge comes with a full 12-month holiday licence, meaning all year round usage. The lodge further comes equipped with the full winter pack. Contact us today to reserve this one-off lodge.

With financing and part exchange options available; the abundantly light and bright internal accommodation comprises:

### **Entrance Lobby**

4'11" x 3'09"

uPVC front entrance door leading into the entrance lobby, with a built in storage cupboard housing the wall mounted gas 'Micro Series III, combination boiler; supplying both the central heating and hot water systems. Opening to:

### **Kitchen Area**

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, 'Thetford' cooker with four ring gas hob and extractor hood over, space for an under-counter fridge/freezer and space for a microwave. Open plan design with the:

### **Reception Room**

Light and airy reception room benefits from triple aspect windows; as well as a uPVC door to the outside, wall mounted electric feature fireplace, TV aerial, space for a small dining table and built in seating with storage.

### **Bedroom 1**

6'01" x 11'06"

Double bedroom fitted with a double gas lifting bed, built in bedside tables, overhead storage and a double wardrobe.

### **Bedroom 2**

4'11" x 7'07"

Fitted with twin single beds and a fitted single wardrobe.

### **Shower Room**

6'09" x 2'04"

Fitted with a three piece suite comprising a shower enclosure with mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, 'Xpeliar' extractor fan.

### **Site details**

This warden operated site offers 12 month occupancy. There are laundry facilities and a café 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 visitors parking.

### **Communal gardens**

Beautifully maintained communal gardens.

### **Tenure**

Licence with a ground rent of approx £2,750 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 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.

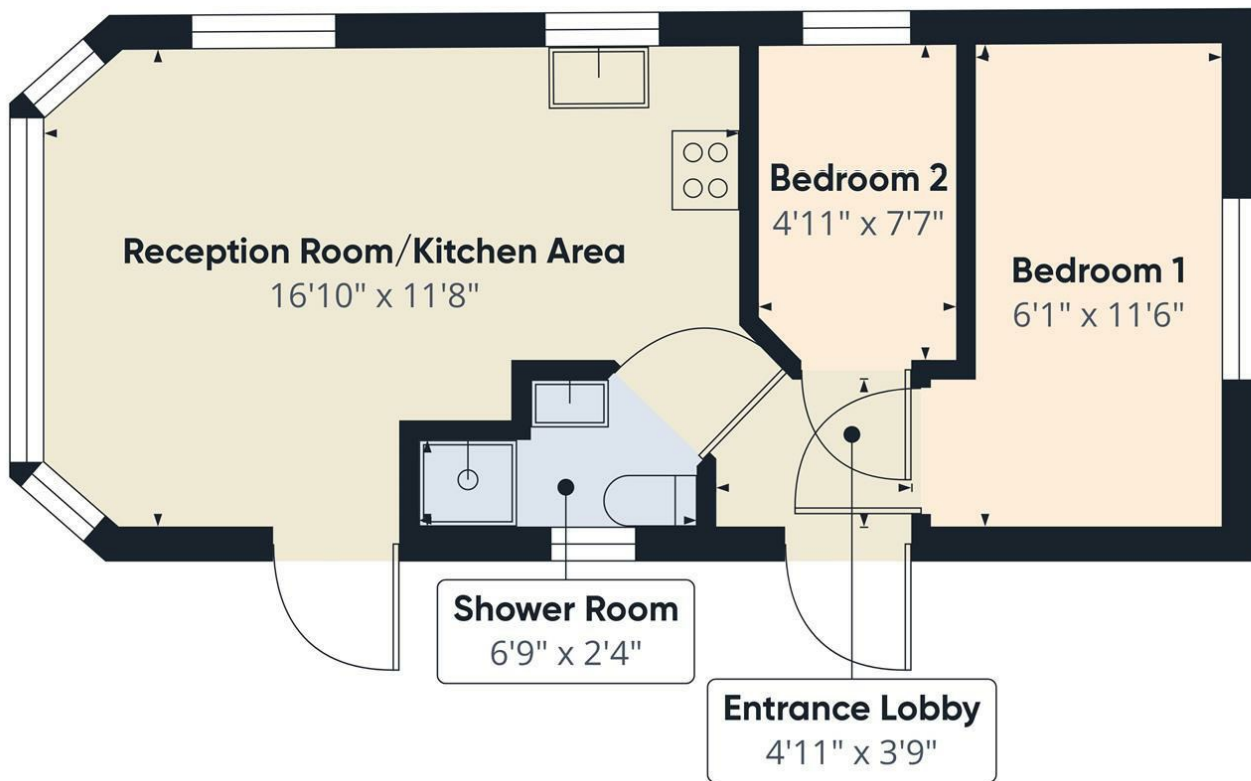
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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>m</sup>  
320.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# 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.

