CHOICE PROPERTIES
Estate Agents

Grange Leisure Park Alford Road, Mablethorpe, LN12 1NE

Price £82,995

Choice Properties are delighted to bring to the market this stunning 2023 Victory Lakewood Lodge, situated at Grange Leisure Park in Mablethorpe on the beautiful Lincolnshire Coast.

Offering spacious and stylish accommodation throughout, this superb two-bedroom lodge features a bright open-plan living area with panoramic windows, a contemporary fitted kitchen with integrated appliances, a generous master bedroom with en-suite, a further well-proportioned bedroom, and a modern family shower room. Finished to a high standard and designed for comfortable holiday living, this exceptional lodge presents a fantastic opportunity to own a luxury holiday home in a sought-after coastal location.

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The Property Ombudsman
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The generously proportioned lodge comprises:

Open plan kitchen/ diner/ reception room
19'9 x 12'7
Kitchen: Fitted with a range of wall and base units, inset one and half bowl sink with drainer and mixer tap, integrated appliances.

Reception Room: Light and airy reception room, featured electric fireplace, patio doors to the rear.

Bedroom 1
10'3 x 8'11
Double bedroom, base units, walk-in wardrobe, door leading to:

En- suite
6'7 x 3'6
Three piece suit comprises, low level wc, vanity hand wash basin with mixer tap, shower cubicle.

Walk in wardrobe

Bedroom 2
7'2 x 8'0
Fitted wardrobes, fitted wall unit.

Shower room
3'7 x 8'0
Three piece suit comprises, low level wc, vanity hand wash basin with mixer tap, shower cubicle, towel radiator.

Location
Grange Leisure Park is a premium holiday park offering an exceptional opportunity to own a holiday home in one of Lincolnshire's most desirable coastal locations. Combining modern facilities with a peaceful countryside setting, the park enjoys attractive views across its fishing lakes and 9-hole golf course, while remaining just a short distance from the popular seaside town of Mablethorpe.
The park offers an impressive range of on-site amenities, creating a true lifestyle destination. Facilities include a stylish bar and show bar, restaurant, café, supermarket, amusement arcade, and a host of leisure activities, ensuring everything you need is within easy reach.
Dining and entertainment are equally well catered for. Badger's Barn, the park's welcoming gastro pub, serves a selection of traditional favourites and seasonal dishes.
Offering the perfect balance of coastal convenience, countryside tranquillity and outstanding on-site facilities, Grange Leisure Park presents an excellent choice for those looking to enjoy a high-quality holiday home lifestyle in the heart of Lincolnshire.

About the site
Season: Golf Village, Pinewood Retreat & Badgers Retreat are open from 1st March to 30th November.
Horseshoe Lake, Lakeside & Oak Village are open from 1st March to 5th January.
Insurance: To satisfy the terms of our Site License we are required to ensure that all holiday homes on the park have public liability cover of at least £5 million. We use 'Arthur J. Gallagher Holiday and Home Parks', and example Annual premiums (including Insurance Premium Tax @ 12%) are as follows:
10' wide holiday homes - £270.00 12' wide holiday homes £310.00
3'/14' wide holiday homes - £330.00 16'-20' wide Lodges - £329.99
Cover also includes £1,500.00 of contents and £2,500.00 of contents for 13/14 and 16/20 wide Lodges, and Public Liability up to £5,000,000 for accidents that happen within the park boundary. The renewal date is 1st November each year. If you use an external Insurer, you must have a Policy that gives 'New-for-old', flood cover and £5m Public liability.
Electricity: This is billed twice a year, in June and December.
16 Amp supply on Lakeside & Horseshoe Lake. 32 Amp supply on all other areas of the Park.
Gas: £95.00 per 47kg bottle including delivery & connection and can be ordered at Reception.
Piped Gas is supplied to Oak Village, Golf Village, Pinewood Retreat and Badgers Retreat and your gas meter is read twice a year, once in June and again in December.
Electric car charging points are now installed. Charges apply

Tenure and fees

Ground Rent & Local Authority Rates: Golf Village, Pinewood Retreat, Badgers Retreat £3565.00. Lodges £4935.00.
Horseshoe Lake £3,620.00.
Lakeside £3,655, Oak Village £3,830.00. Oak Village Lodges £5,365.00.
A 5% early payment discount may be applied if paid in full by 30.9.25.
'Non-loyalty' ground rents are higher – details on request.
Ground rent bills are sent out in August 2026 for payment by the 1st of February 2027..
This covers the rental of the pitch, up to 8 Membership Passes to the Indoor Pool and Show Bar on 'Coastfields Holiday Village', annual Gas safety tests, water supply, street lighting, landscaping, refuse collection, grass cutting, gardens, litter picking, underground services, administration, and Security.

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.

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 together with a current utility bill. 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.

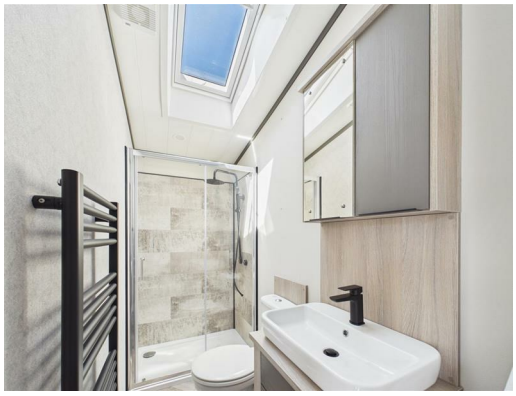
Viewing arrangements

By appointment through Choice Properties on 01507 472016.

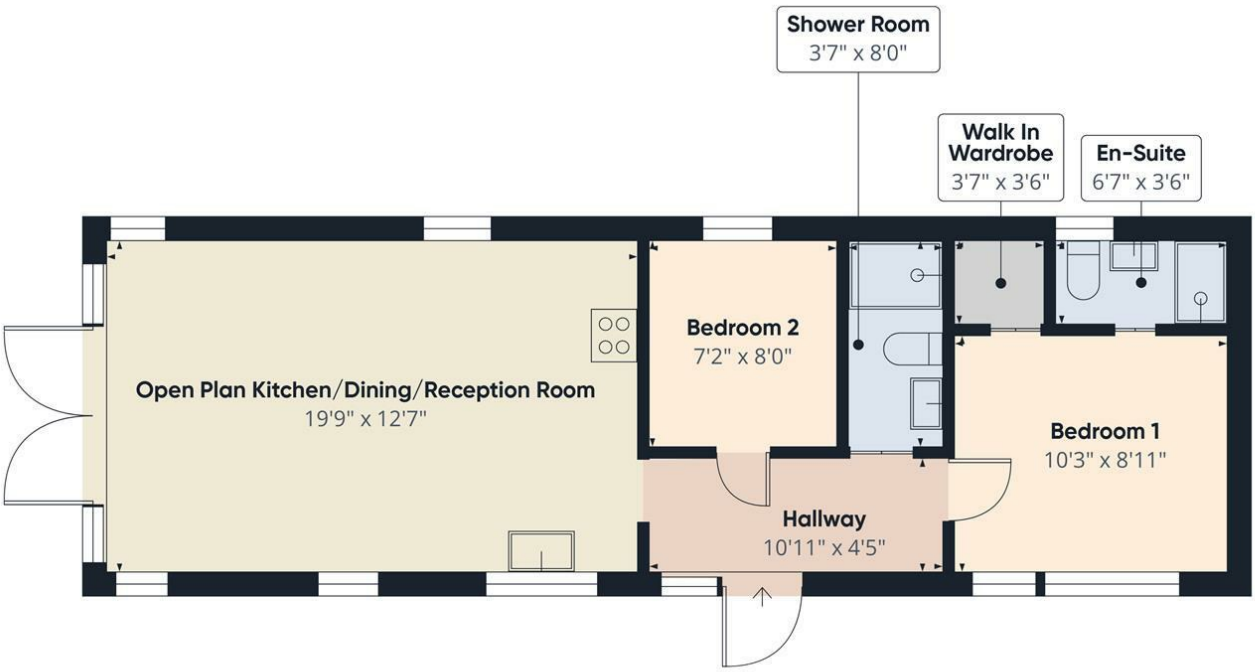
Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.



BADGERS BARN
BAR & RESTAURANT



Approximate total area(1)

517 ft²

(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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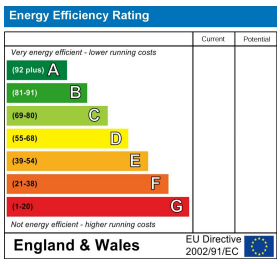
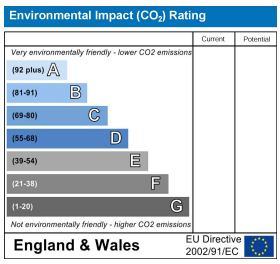
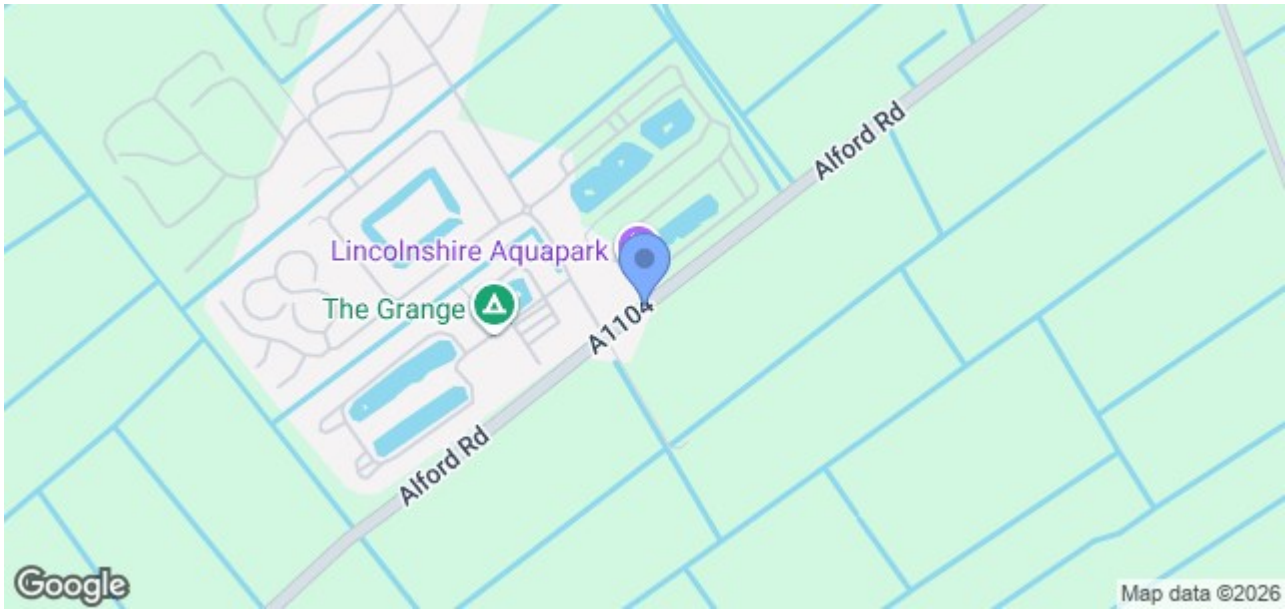
Directions

From Mablethorpe head out of town in the direction of Alford. As you leave town on the straight road ,The Grange Leisure park can be found on your right hand side.