CHOICE PROPERTIES
Estate Agents

'ABI Hamilton Holiday Home' Woodthorpe Leisure Park,

Price £44,995

It is a pleasure for Choice Properties to offer for sale this superb two bedroom (one en-suite) 'ABI Hamilton Holiday Home' located on Woodthorpe Leisure Park. Offering on-park amenities, such as a bar/restaurant, golf course, fishing lakes and children's play area. Also, with the addition of pitch fees being paid up until 2026; viewing is most certainly advised to avoid missing out and to appreciate the quality of lodge on offer.

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The Property Ombudsman
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The internal accommodation comprises:

Open Plan Kitchen/Reception Room
19'00" x 11'09"
Reception Room:
Benefiting from two sets of sliding doors to front aspect, a built in TV storage unit, inset spot lighting and a TV aerial.

Kitchen:
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, integrated electric 'Thetford' oven and four ring gas hob with extractor hood over, integrated 'Beko' microwave, integrated fridge/freezer, and ample space for a dining table.

Hallway
8'02" x 2'08"
With inset spot lighting.

Bedroom 1
9'09" x 8'03"
Spacious double bedroom, offering bedside units with power points, a built in dressing table, fitted wardrobes, inset spot lighting and a TV aerial. Door to:

En-Suite
5'11" x 3'04"
Fitted with a three piece suite comprising a shower enclosure with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button, inset spot lighting, heated towel rail and an extractor fan.

Bedroom 2
8'03" x 5'06"
Fitted with twin single beds, a TV aerial, fitted wardrobes, inset spot lighting and bedside units with power points.

Bathroom
6'02" 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 and WC with dual flush button, built in storage, heated towel rail, extractor fan and a built in cupboard housing the wall mounted 'Morco IV' combination boiler; supplying both the central heating and hot water systems.

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. The lodge will be given a new 20-year lease upon purchase.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

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, 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.

ABI
Hamilton

Approximate total area(1)

433.45 ft²

(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

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