CHOICE PROPERTIES

Estate Agents

Saffron Premium, 6, The Nurseries Coots Lane,

Price £69,950

CALL NOW TO RESERVE YOUR PLOT FOR UP TO 12 MONTHS! It is a pleasure for Choice Properties to be selling agents for the new and exclusive 12 month occupancy luxury lodge park 'The Nurseries'. We offer for sale the stylish and fully furnished 'Saffron Premium' two bedroom lodge which benefits from allocated parking and the option to add a decked seating area. This superior and beautifully maintained site is located in a tranquil position within easy reach of neighbouring coastal towns. All lodges are new 2024 models.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

The abundantly light and bright internal accommodation comprises:

Parking
Two allocated parking spaces.

Communal gardens
Beautifully maintained communal gardens.

Site details
This warden operated site offers 12 month occupancy. There are laundry facilities and a cafe 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.

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

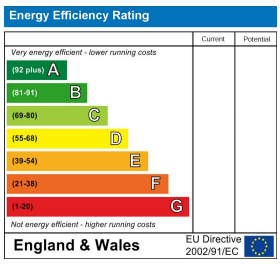
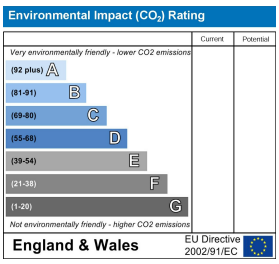
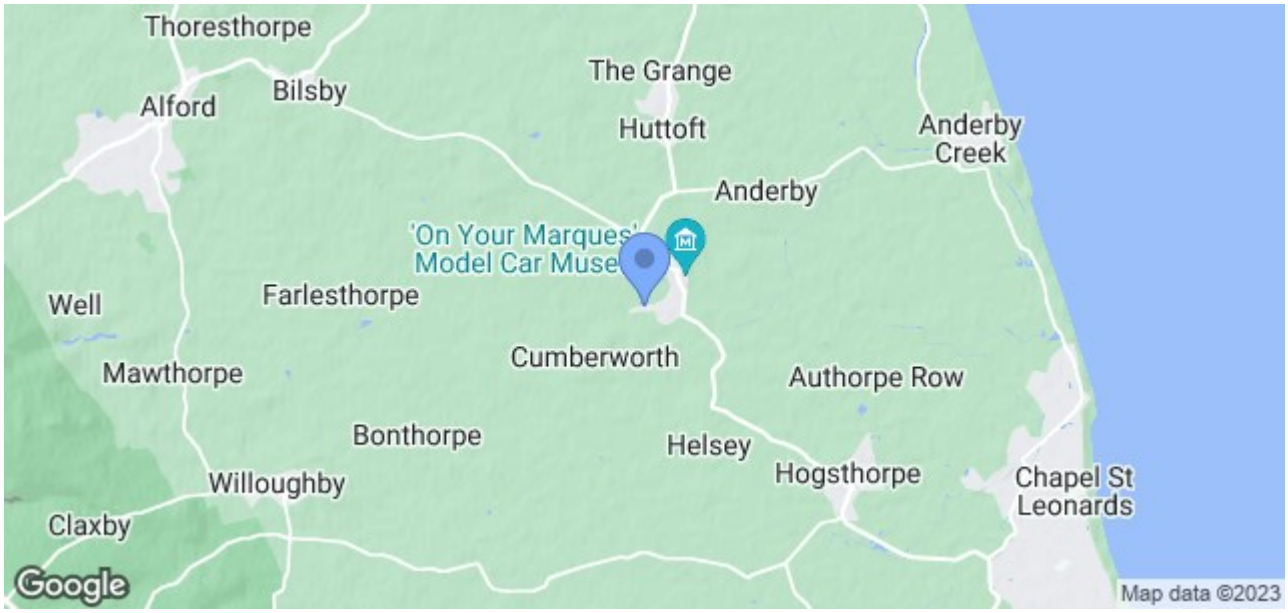
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

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 regulations 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.

Luxury Lodges from £69,950*
Adults Only Camping
THE NURSERIES HOLIDAY

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.