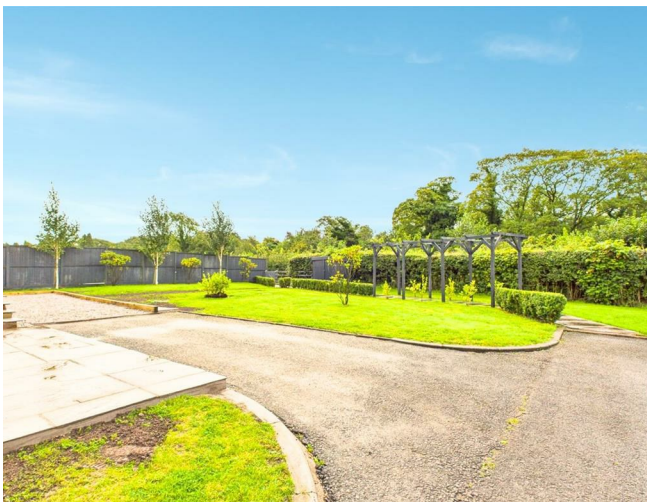


17, Ennerdale Toll Bar Waters, Lower Bentham,



£105,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



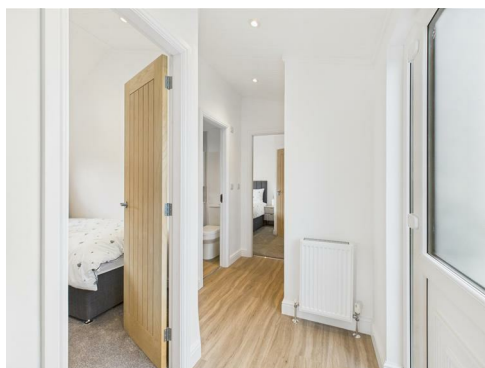
Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Fully furnished two-bedroom lodge with a master en-suite and integrated appliances!

This well-presented lodge is set on a spacious corner plot within a small, residential 12-month holiday site, on the edge of the village of Wennington. Finished with a natural stone skirt, it will also feature a smoked glass balustrade around the sandstone patio areas, providing a smart, low maintenance outdoor space to enjoy. This property benefits from parking for up to three vehicles.

Located in a quiet semi-rural setting, it's close to the popular town of Kirkby Lonsdale and sits adjacent to the River Wenning, offering a pleasant and practical base to enjoy all year round.

Entrance Hallway



High quality hard flooring, radiator, double glazed frosted UPVC front door, large utility cupboard housing Ariston combi boiler and plumbing for a washing machine.

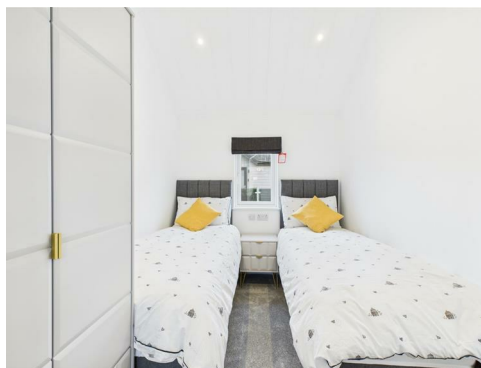
Open Plan Kitchen/Dining/Living Room



High quality hard flooring, modern kitchen area with a range of matching wall and base units with

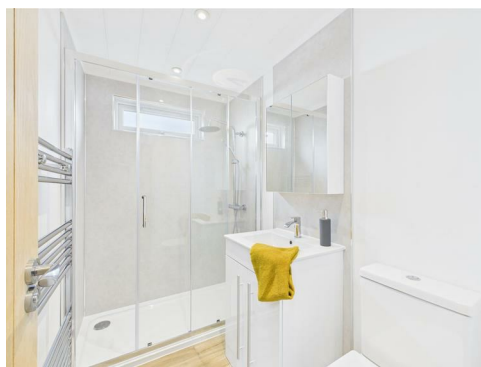
integrated fridge/freezer, slimline dishwasher, oven and microwave, gas hob and extractor, 2 radiators, 3 large double glazed windows, french doors out to patio, electric fireplace, ecowood venetian blinds throughout, 2 velux windows.

Bedroom One



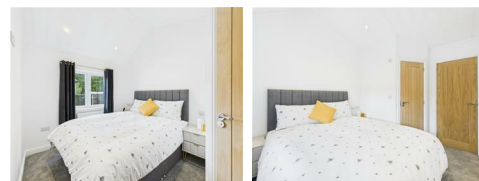
Double bedrooms or space for two single beds, carpeted, radiator, double glazed window to side.

Bathroom



High quality hard flooring, large walk in shower, shower boarded walls, double glazed frosted window to side, sink and vanity unit, mirror storage wall cabinet, W.C.

Bedroom Two



Carpeted, king size bedroom, radiator, large double glazed window, large walk in wardrobe, en suite.

En-Suite



High quality hard floor, walk in thermostatic shower, boarded walls, sink and storage vanity unit, double glazed frosted window to side, W.C.

Outside



Parking for up to 3 cars, path to road, large grassy area.

Useful Information

Leasehold 99 Years
This is a 12-month license site for purely recreational purposes only. You MUST have a registered address elsewhere.
Site fees are £3,000 per annum.
40ft x 14ft
Mains Gas
Pet Friendly
USB Points

BS3632 registered
Canaxel exterior which is self-
cleaning.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(91-94) B			
(89-90) C			
(85-88) D			
(82-84) E			
(75-81) F			
(69-74) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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