



17 Lakeside, South  
Lakeland Leisure Village  
Borwick Lane, Warton

South Lakeland Leisure Village, Borwick Lane, Warton

## *The property at a glance*

2  2  1 

- Lakeside Park Home
- Two Bedrooms
- En-Suite Bathroom
- Open Plan Kitchen/ Living Room
- Wrap Around Balcony
- Allocated Parking
- On-Site Facilities - Including Pool & Gym
- Tenure: Leasehold
- Property Band:
- Maintenance Fees:



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £75,000

# Get to know the property



Nestled in the picturesque South Lakeland Leisure Village, this charming park home on Long Dales Lane offers a delightful retreat in a stunning lakeside setting. With two well-appointed bedrooms, including a convenient en-suite, this property is perfect for those seeking comfort and tranquillity.

The open plan kitchen provides a modern and inviting space, ideal for both cooking and entertaining. The layout flows seamlessly into the reception area, creating a warm and welcoming atmosphere. One of the standout features of this home is the decked wrap-around balcony, which offers breathtaking views over the serene lake, making it an ideal spot for relaxation or enjoying a morning coffee.

Access to the on-site pool and gym facilities.

This property not only boasts a beautiful interior but also provides easy access to the breathtaking landscapes of the Lake District, perfect for outdoor enthusiasts and nature lovers alike. Whether you are looking for a permanent residence or a holiday retreat, this park home combines comfort, style, and a prime location, making it a truly exceptional opportunity.





## Reception Room

4 x UPVC double glazed windows, UPVC double glazed sliding door to balcony, 4 x spot light points, central heating radiator, electric fire with marble hearth and surround.

## Kitchen/Diner

3 x Spot lighting, 2 x UPVC double glazed door, range of wall, drawer and base units, composite sink, extractor hood, 5 ring range cooker, wine cooler, built-in fridge freezer, plumbing for dishwasher, laminate floor, central heating radiator, door to hall.

## Hall

3 x Spot light points, doors to bedroom 1,2 and bathroom.

## Bathroom

UPVC double glazed frosted window, 2 x spot light points, extractor fan, main feed shower, dual flush WC, wall mounted vanity sink with mixer tap, central heating towel radiator, laminate floor.

## Bedroom 1

UPVC double glazed window, 7 x spot light points, central heating radiator, door to en-suite.

## En-Suite

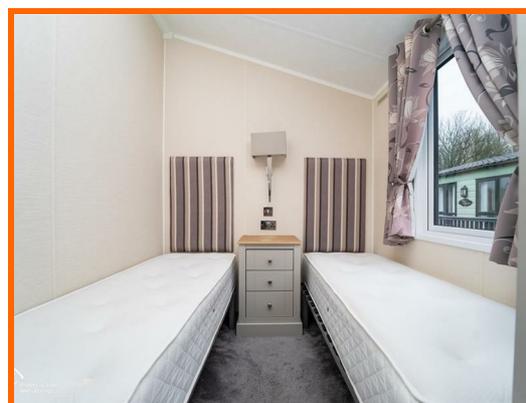
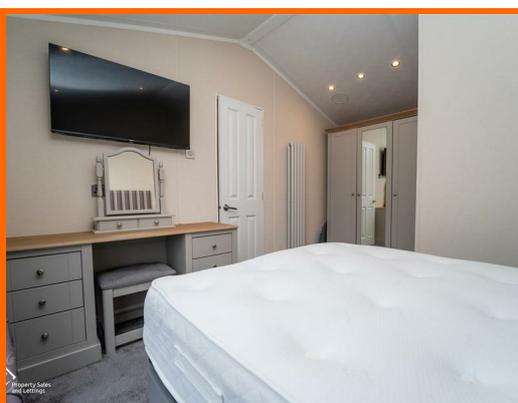
UPVC double glazed frosted window, 2 x spot light points, extractor fan, half clad, heated towel rail, dual flush WC, wall mounted vanity wash basin, shower with rinse head, laminate floor.

## Bedroom 2

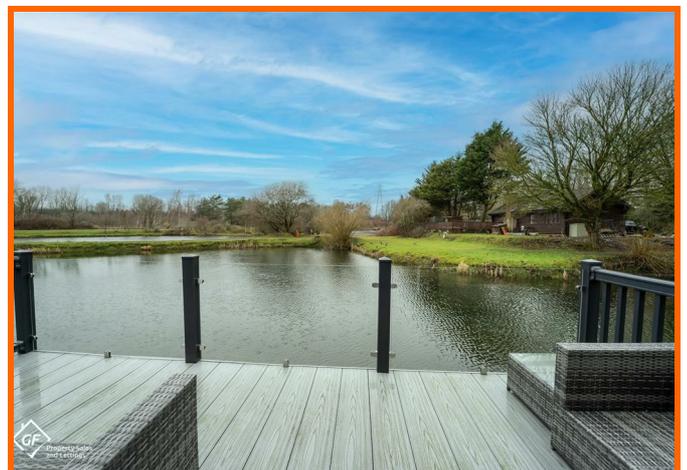
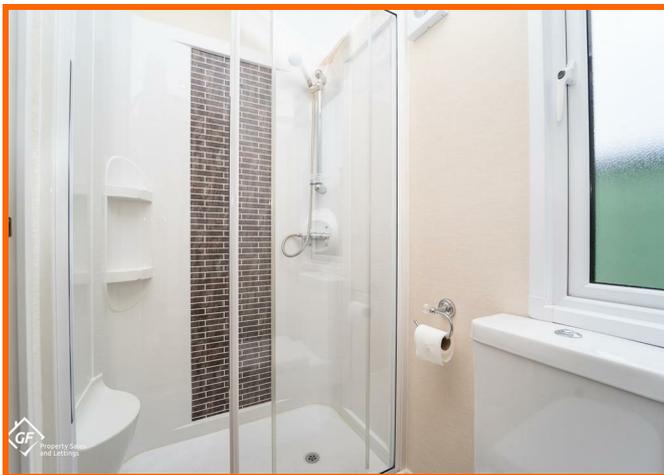
UPVC double glazed window, central heating radiator, built-in wardrobe.

## External

Composite decking overlooking the lake, store and allocated parking space.



# 17 Lakeside, South Lakeland Leisure Village Borwick Lane, Warton, LAKESIDE



**17 Lakeside, South  
Lakeland Leisure Village  
Borwick Lane, Warton,  
LA6 1BH**

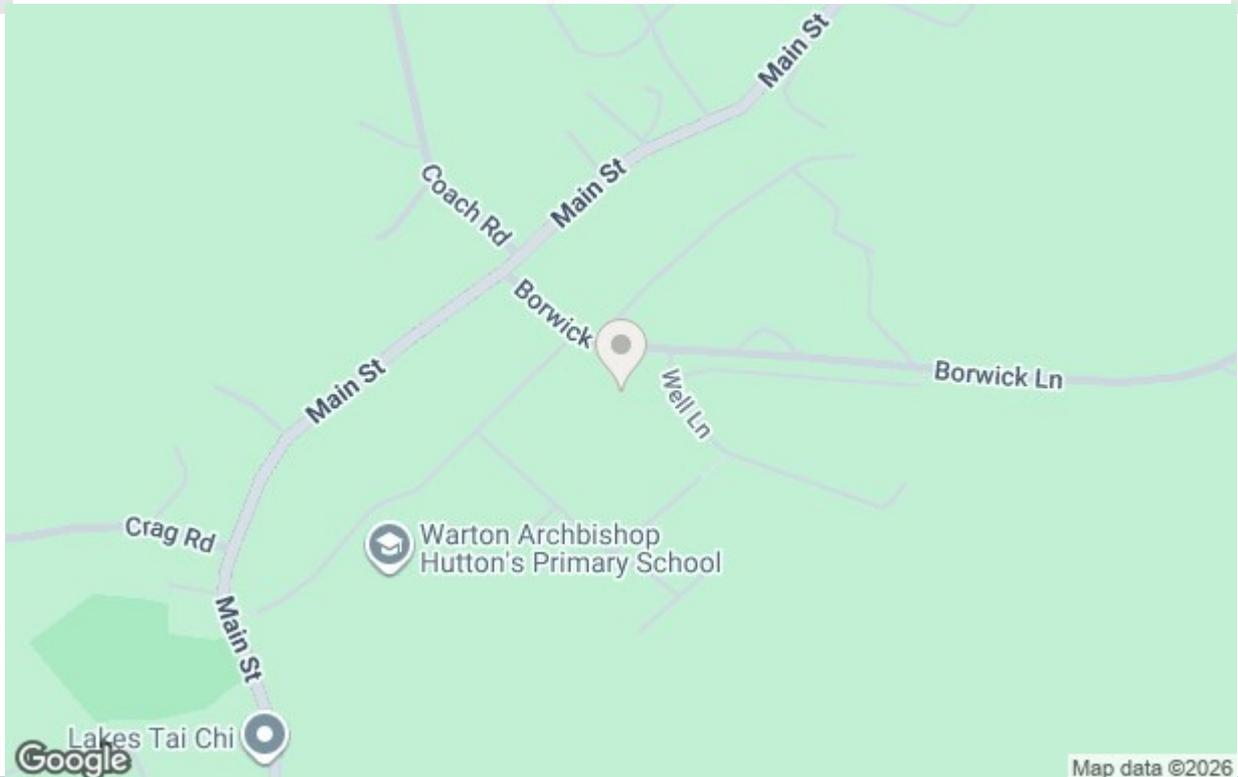
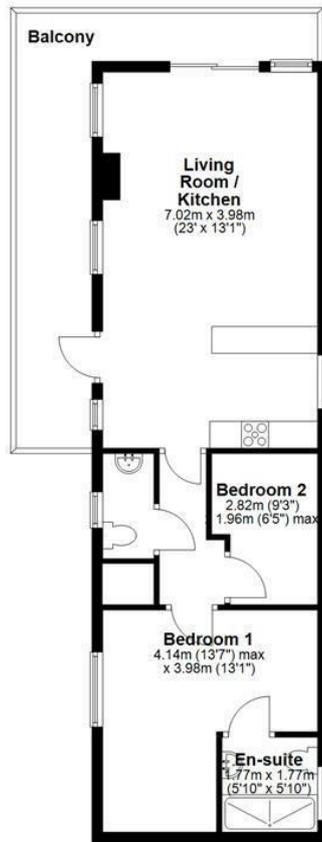


**Get in touch today**

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# Take a nosey round

Ground Floor



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(65-80) <b>C</b>		(65-80) <b>C</b>	
(55-64) <b>D</b>		(55-64) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC