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&L

Bosworth Road

Snarestone | DE12 7DQ | Asking Price £95,000

ROYSTON  
& LUND



- Asking price £95,000
- Open Plan Kitchen/Diner /Lounge
- Large Family Bathroom with Separate Shower
- Bespoke Lodges Available on Request with Choice of Plots
- Can be Lived in for 28 Days of Every Calendar Month
- Two Bedroom Luxury Lodge in Gated Park
- Built in Kitchen Appliances
- Close to National Forest Walks and Attractions
- Good Sized Private Garden and Parking
- Annual site Charge Applies





## Forest View Holiday Lodges

A fantastic opportunity to purchase a two-bedroom luxury holiday lodge, ideally situated in the heart of the National Forest on a secure, gated site.

This beautifully presented lodge has been finished to a high specification and offers stylish open-plan living. The modern kitchen is fully fitted with integrated appliances, including a double oven, gas hob, dishwasher, washing machine, and fridge/freezer, complemented by a range of contemporary units and worktops. The dining area features a table, bench seating, and additional chairs, perfect for entertaining.

The bright and spacious lounge benefits from pleasant views, creating a relaxing and inviting living space.

There are two well-proportioned double bedrooms one with an en-suite shower room, both with storage, along with a modern family bathroom.

Externally, the lodge includes a good sized private garden to the rear and a south facing patio area to the front. Additionally there are two allocated parking spaces.

The site is ideally located for enjoying scenic walks through the National Forest and along the Ashby Canal. Cattows Farm is within walking distance or a short drive away, and a local pub is conveniently nearby. Additional amenities, including shops and cafés, can be found in the nearby towns of Measham and Ashby-de-la-Zouch.

Bespoke options are available, with a choice of plots to suit your preferences.

The lodge can be occupied for up to 28 days per calendar month.

Annual site charges are approximately £3,000, which includes the lease of the plot, grounds maintenance, and upkeep of the electric gates.

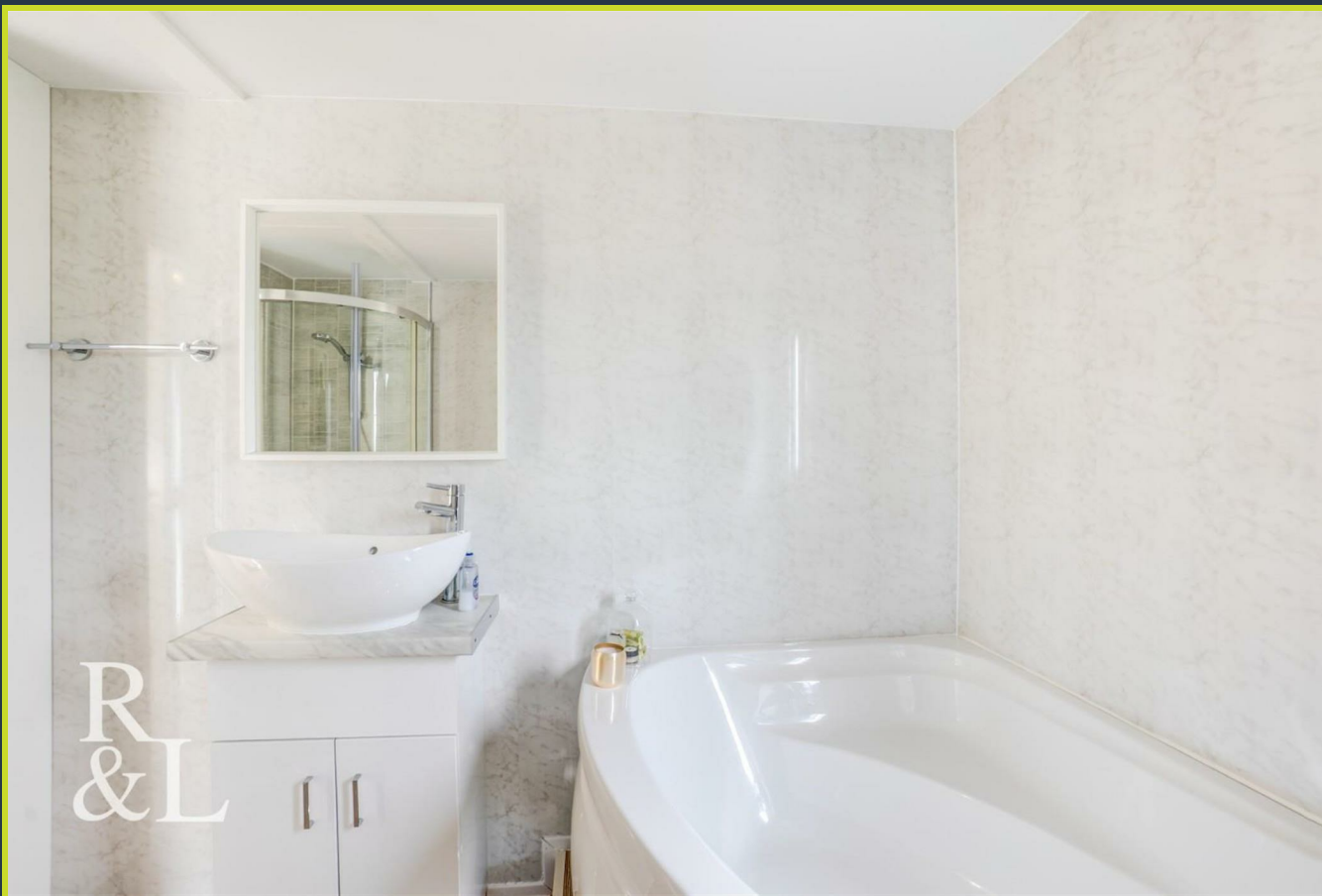
### Additional Information:

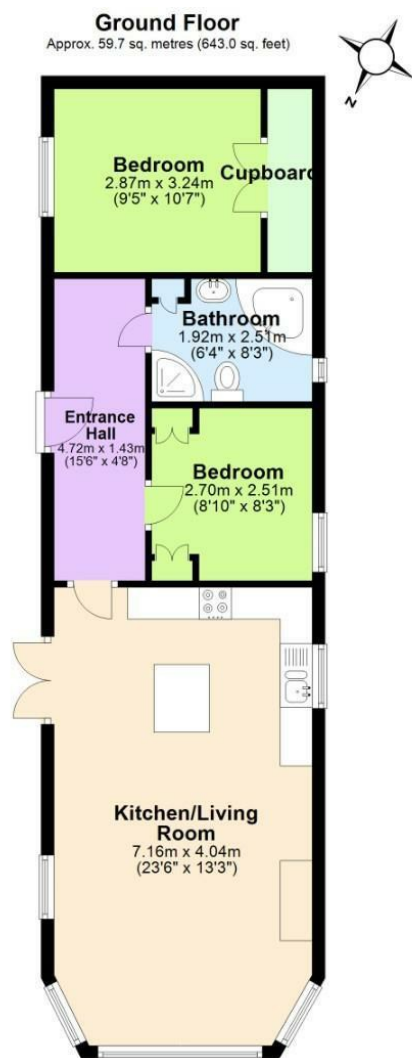
Metered Electric

No subletting permitted

Children welcome

Dogs permitted (must be supervised and kept on leads)





Total area: approx. 59.7 sq. metres (643.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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