



**Brand New Show Lodge, Wagtail Country Park, Cliff Lane,  
Marston, Grantham, Lincs. NG32 2HU**

**NEWTON**FALLOWELL 

**Brand New Show Lodge, Wagtail Country  
Park, Cliff Lane, Marston  
Grantham, Lincolnshire, NG32 2HU  
£175,000**

**\*\*\*PRICES START FROM £126,000 FOR A BRAND NEW SINGLE UNIT AND  
£140,000 FOR A BRAND NEW TWIN UNIT\*\*\***

A VIDEO TOUR IS AVAILABLE ON THE VIDEO TAB - An exciting opportunity to purchase a BRAND NEW LODGE and then select the plot that suits your needs for how you want to make the most of Lodge Living. The newest part of Wagtail Country Park has been formed around a Lake, and plots include those right on the Lakeside, or can be in a quiet corner, or with a south or west-facing outside sun deck, all subject to your wants and needs. The extensive range of Omar Luxury Lodges can be specified to your taste, with a large range of unit sizes, bedroom and bathroom configurations to suit whatever you want. Wagtail Country Park also has the benefits of a 12-month holiday licence ensuring you can make the most of your Luxury Lodge when you want to. Many have purchased their lodges to their own specification and style and then proceeded to let them out for holidays during times when they do not foresee themselves using their home from home. Each Omar Luxury Lodge is delivered, service-connected (Main water, drainage, electric & LPG supply) and fitted out with Kitchens, Appliances, Bathrooms, wrap-around decking, carpets and furnishings all in the price paid.. For further information please call 01476 591900.



## DIRECTIONS

From High Street continue on to Watergate proceeding over the traffic lights on to North parade, through Gonerby Hill Foot and Great Gonerby and following the road signposted A1. Continue out of town and at the roundabout follow the road joining the A1 north. Take the right turn across the A1 for Tollbar Road (Marston) which is adjacent to the petrol station, right on to Green Lane and follow the brown tourist sign turning right on to Cliff Lane. Follow the road and Wagtail Country Park is clearly shown on the left-hand side.

Alternatively if you are driving from the A607 Grantham to Lincoln road, take the left turn as you enter Barkston from Grantham, on to Station Road which runs on to Sands Lane. Turn left on to Green Lane and left on to Cliff Lane with Wagtail Country Park further along on the left.

## AREA INFORMATION

Positioned in a prime position between the historic market towns of Grantham and Newark just off the A1 and also convenient for Nottinghamshire, Leicestershire and Lincoln City. The site is within easy reach of amenities and many attractions to include Belton House, Belton Woods Golf Complex, Belvoir Castle and Stoke Rochford Hall. It offers pleasant dog walks, two well stocked fishing lakes (the smaller one private to lodge owners) and a tranquil setting which also has disabled access. There is an on site shop for all your needs.

Marston village has a community owned pub and village shop offering pub, restaurant and cafe, a well stocked store offering everyday essentials, pantry staples as well as locally sourced meats, bakery products, fruit and veg and also dairy produce and beverages of all kinds.

## SERVICES

Mains water, electricity and drainage are connected. There is also LPG.

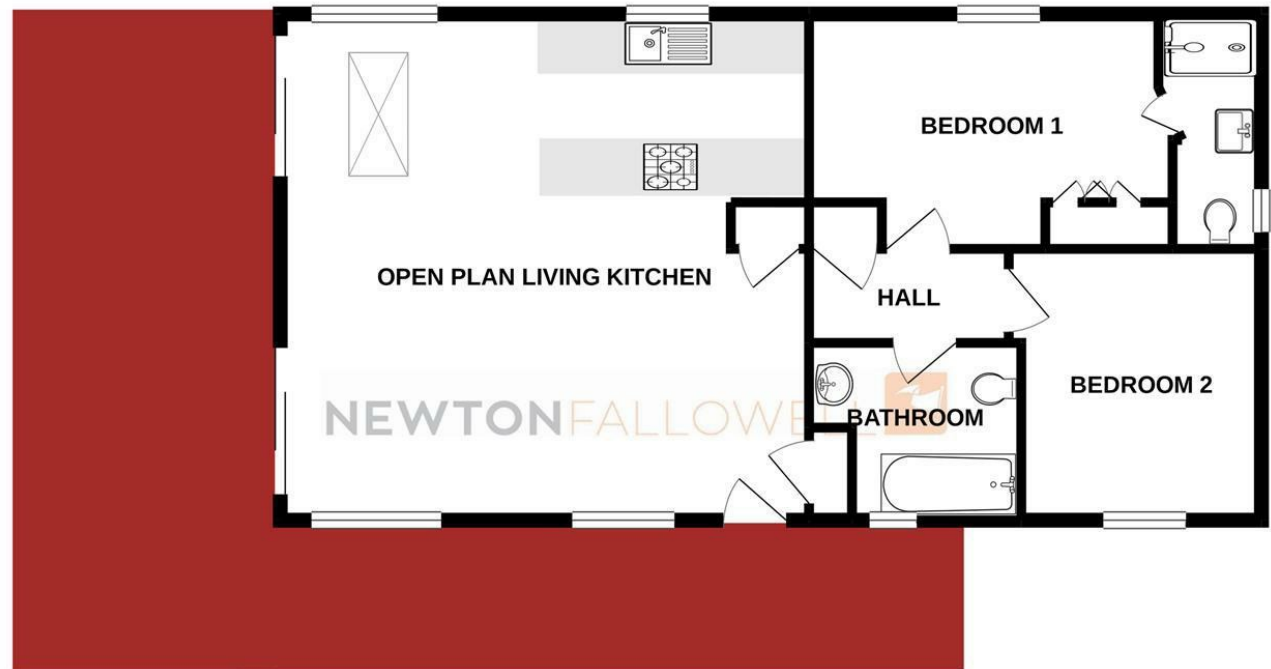
## CHARGES

There is a ground rent of £3,600 per annum. Charges for LPG and electricity are invoiced quarterly.





## GROUND FLOOR



Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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