



7 Wagtail Country Park, Cliff Lane, Marston
Grantham, Lincolnshire, NG32 2HU

NEWTONFALLOWELL 

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£125,000**

A VIDEO TOUR IS AVAILABLE ON THE VIDEO TAB - Located within the tranquil Lincolnshire countryside, and yet just 6 miles from the centre of Grantham, is this stylish and modern Omar Westfield Luxury Lodge (36 feet x 20 feet) that has accommodation extending to 720 square feet. The Lodge occupies a plot overlooking the Lake and also enjoys a large sun deck to enjoy the westerly views and sunsets. The peaceful surroundings are complemented by the 12-month holiday licence meaning you can make your escape whenever you wish too, whatever the season. The Lodge includes a Large Open Plan Living Kitchen with a range of fitted appliances, Inner Hall, TWO DOUBLE BEDROOMS with an En-suite to Bedroom One and a Family Bathroom. This delightful, energy efficient home also features uPVC double glazing and LPG central heating which is powered by a modern combination boiler. Outside there is a wraparound sun deck and gravelled parking for several cars, alongside detached storage shed.

Note

Any furnishings within the property are included in the sale, which includes a second sofa not shown in the photographs.



ACCOMMODATION

OPEN PLAN LIVING KITCHEN

19'3" x 18'6" (5.87m x 5.64m)

With full uPVC obscure double glazed entrance door, two uPVC double glazed windows to one side aspect, two uPVC double glazed windows to the opposite side aspect, four uPVC double glazed windows overlooking the lake and uPVC double glazed French doors to the decked seating area, double and single radiator and focal point pebble effect electric fire. In the kitchen area there is a roll top work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring stainless steel gas hob with stainless steel splashback, stainless steel extractor hood and a stainless steel single electric oven, eye and base level units, integrated dishwasher, integrated washing machine, integrated fridge and integrated freezer, glass fronted display cabinet with inset LED lighting and storage cupboard ideal for vacuum cleaner and ironing board etc.

INNER HALLWAY

With smoke alarm and door giving access to the LPG gas fired combination boiler.

BEDROOM ONE

13'7" x 9'3" (4.14m x 2.82m)

Having uPVC double glazed window to the side aspect, single radiator, built-in wardrobe, built-in chest of drawers.

EN SUITE SHOWER ROOM

7'7" x 5'7" (2.31m x 1.70m)

Having uPVC obscure double glazed window to the side aspect, single radiator, recessed LED spotlighting, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a fully tiled shower cubicle with mains fed shower within and sliding glazed shower screen.

BEDROOM TWO

10'1" x 9'5" (3.07m x 2.87m)

Having uPVC double glazed window to the side aspect, double radiator, two single beds, chest of drawers and double built-in wardrobe.

BATHROOM

6'6" x 6'5" (1.98m x 1.96m)

Having uPVC obscure double glazed window to the side aspect, single radiator, recessed extractor fan and a 3-piece white suite comprising low level WC, wash handbasin, panelled bath with mixer tap and mains fed shower over with folding glazed shower screen.

OUTSIDE

As you approach from the rear there is a generous gravelled driveway offering comfortable parking for several vehicles and a free-standing storage unit. To the left-hand side a gate leads on to the raised decking which wraps around the side and on to the rear, with outside lighting, which enjoys a view over the fishing lakes.

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. The lodge has LPG connected.

AGENT'S NOTE

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.





GROUND FLOOR



CHARGES

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

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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t: 01476 591900
e: grantham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

