



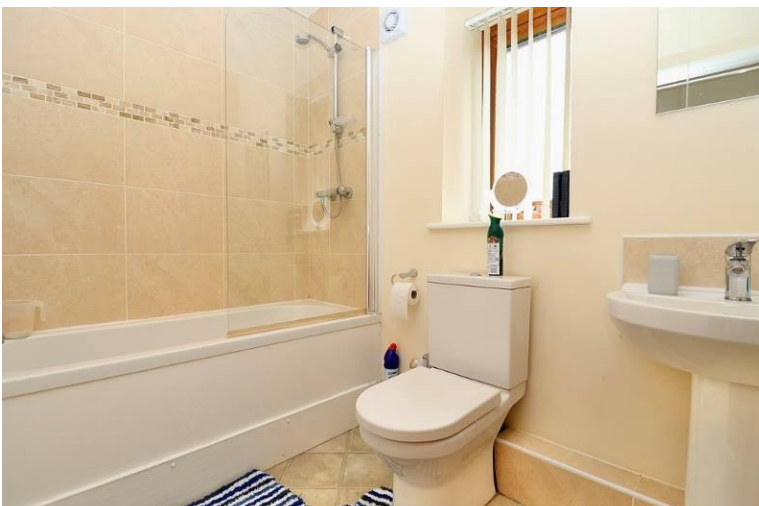
Sycamore Lodge, 5 Thorpe Park Lodges, Middle Lane Thorpe-on-the-Hill, Lincoln, LN6 9AJ

£165,000

A two bedroomed Holiday Home situated in this tranquil location within the exclusive development of Thorpe Park Lodges, set within 7 acres of secluded beautiful countryside and alongside Whisby Nature Reserve on the outskirts of the Historic Cathedral and University City of Lincoln. The Park offers secure gated access with a lakeside setting, unlimited access to fishing, a private hot tub and close to the Lincoln Golf Centre. This hand-built Lodge is well presented throughout and offers a modern Open Plan Living space with Kitchen, Inner Hallway, two Bedrooms (one with En-Suite Shower Room) and Bathroom. There is a decked area to the front of the property and a further decked area to the rear with a private hot tub. The property has been previously used as a Holiday Let by the current owners making the property an ideal investment. Viewing is essential to appreciate the position of this exclusive Development and the accommodation on offer.



Middle Lane, Thorpe-on-the-Hill, Lincoln, LN6 9AJ



SERVICES

Mains electricity, water and drainage. Underground LPG.

EPC RATING – D.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 999 year lease starting in 2007

Years Remaining on Lease - 984 years left

Annual Ground Rent - We have been advised that the Ground Rent is £1,620 + VAT (£1,944 inclusive of VAT) per annum and this is paid January each year.

The approximately holiday let incomes are available upon request.

Ground Rent Review Period - January / Annually.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.



DIRECTIONS

Leaving Lincoln South on the A46 Bypass, at the Hykeham roundabout take the third exit on to Middle Lane. Continue along Middle Lane where Thorpe Park Lodges can be located on the right hand side. For satellite navigation purposes, please use the postcode LN6 9AJ.

LOCATION

Thorpe Park Lodges is a private and tranquil retreat situated alongside the 300 acre Whisby Nature Reserve on the outskirts of the historic Cathedral and University City of Lincoln. The lodges are also not far from Thorpe Park Golf Course and The Activities Away Watersports Park. If you prefer a more leisurely pace, nearby Lincoln Cathedral and the historic Bailgate Shopping Area ensure there is always plenty to explore. The convenient location also means that days out in Nottingham, the Lincolnshire Coast or the Peak District are easy to enjoy.

ACCOMMODATION

OPEN PLAN LIVING AND KITCHEN

17' 7" x 13' 2" (5.36m x 4.01m) With two sets of uPVC double glazed, double doors, to the front elevation with windows above, four uPVC double glazed windows to both side elevations (two each side), laminate flooring, under floor heating, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, integral oven and four ring ceramic hob with extractor fan over, stainless steel sink unit and drainer and integral washing machine.

HALLWAY

With laminate flooring, access to roof void and under floor heating.

BEDROOM 1

12' 5" x 7' 10" (3.78m x 2.39m) With uPVC double glazed sliding door to the rear elevation, uPVC double glazed window to side elevation, laminate flooring, under floor heating and spotlights to ceiling.

EN-SUITE

7' 10" x 4' 8" (2.39m x 1.42m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back and walk-in shower cubicle with tiled surround, heated towel rail, spotlights to ceiling and extractor fan.

BEDROOM 2

8' 4" x 8' 1" (2.54m x 2.46m) With uPVC double glazed window to side elevation and under floor heating.

BATHROOM

8' 1" x 5' 2" (2.46m x 1.57m) With uPVC double glazed window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back and bath with shower over and tiled surround, electric heated towel rail, spotlights to ceiling and extractor fan.

OUTSIDE

There is a decked area to the front of the property and a further decked area to the rear with a private hot tub.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

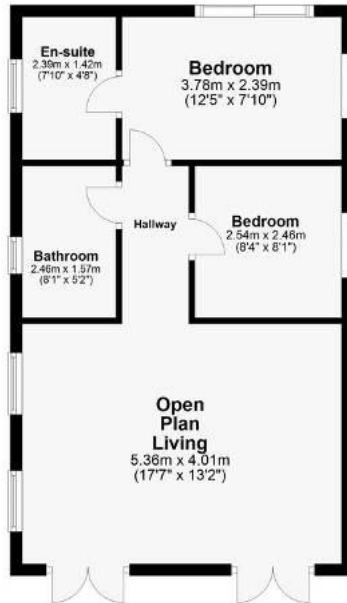
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



Total area: approx. 48.7 sq. metres (524.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

