



Wagtail Country Park Cliff Lane Marston NG32

Guide Price £195,000

Council Tax Band Exempt - EPC Exempt - Leasehold



Leasehold
Two Bedrooms
Open-Plan Living Area
Private Fishing Platform
Two Bathrooms
Perfect Seasonal Retreat
Investment Opportunity
Access to Park's Amenities

Secure My Sale Estate Agents in Grantham are delighted to bring this delightful Two Bedroom Lodge to the market. Nestled within the serene Wagtail Country Park in Marston, this charming lodging house presents an exceptional opportunity for both personal retreat and investment.

Upon entering the property, you are welcomed by two generously proportioned bedrooms, each complemented by well-appointed bathrooms, offering exceptional comfort and convenience. The heart of the home is the impressive open-plan living space, where a beautifully designed kitchen with twin skylights flows seamlessly into an elegant dining area and a welcoming sitting area – perfect for both everyday living and entertaining.

Externally, the lodge boasts the rare benefit of a versatile outbuilding, ideal for use as a workshop, studio, or additional storage. Adding to its appeal are the picturesque surroundings and the unique advantage of a private fishing platform, providing direct access to the tranquil lodge-side waters.

The lodge is a delightful escape, perfect for those seeking a tranquil getaway amidst nature's beauty. The surrounding park is a haven for outdoor enthusiasts, offering picturesque walking paths ideal for dog owners, as well as fishing spots for those who enjoy a peaceful day by the water. Families will find ample space to create lasting memories, making this location a wonderful choice for leisure and recreation.

Whether you envision this lodge as your personal sanctuary or as a fantastic rental opportunity, its prime location within a vibrant country park ensures that it will appeal to a wide range of visitors. Embrace the chance to own a piece of this idyllic setting, where nature and community come together to create a truly special living experience.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream lifestyle awaits in Wagtail Country Park...

Entrance Porch

Area with handy storage for coats, shoes, and everyday essentials.

Lounge Diner - 4.96m x 5.70m (16'3 x 18'8)

Large lounge diner with doors opening to the rear garden.

Kitchen - 3.17m x 2.55m (10'5 x 8'4)

Well-appointed kitchen with a range of fitted units and integrated appliances

Main Bedroom - 3.45m x 2.72m (11'4 x 8'11)

Large double bedroom with en suite and spacious walk-in wardrobe.

Bathroom - 1.63m x 2.20m (5'4 x 7'3)

Three-piece en suite with shower, basin, and WC

Bedroom Two - 3.18m x 2.87m (10'5 x 9'5)

Double bedroom with built-in wardrobe.

Bathroom - 1.96m x 1.84m (6'5 x 6'0)

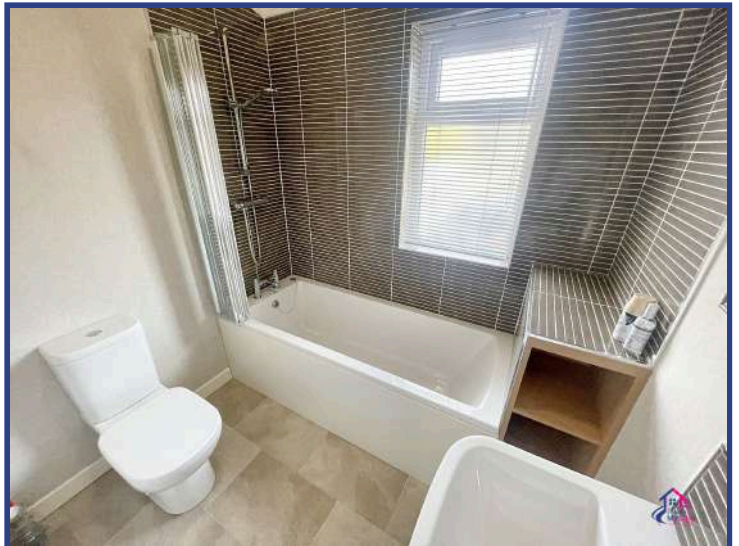
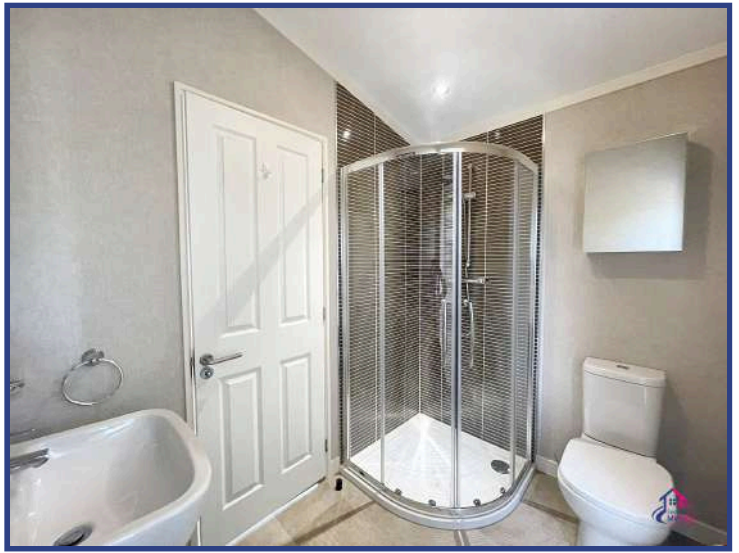
Three-piece bathroom with bath and overhead shower.

Outside

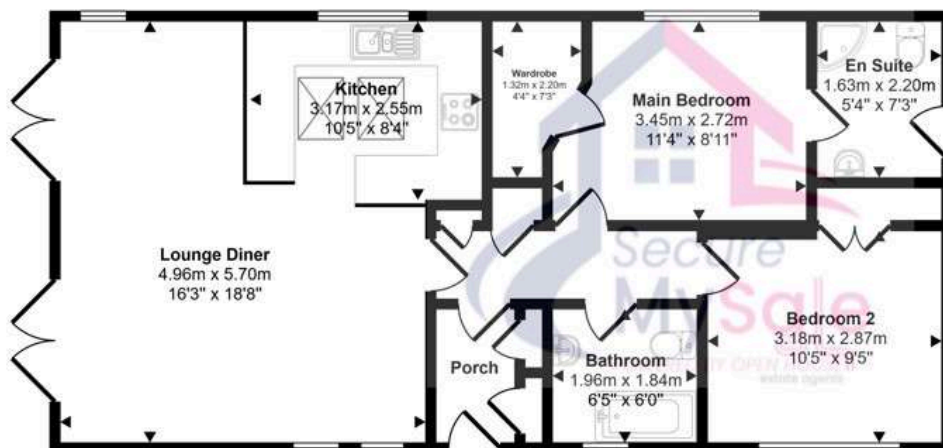
Stunning views over the surroundings, complemented by a rare private fishing point for direct access to the water's edge.

External Studio - 3.35m x 2.81m (11'0 x 9'3)

Versatile external outbuilding – ideal as workshop, studio, or storage.

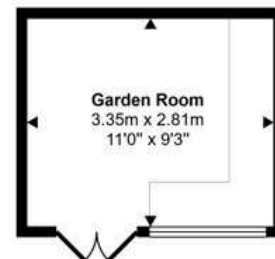


Approx Gross Internal Area
79 sq m / 846 sq ft



Ground Floor

Approx 69 sq m / 744 sq ft



Garden Room

Approx 9 sq m / 101 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

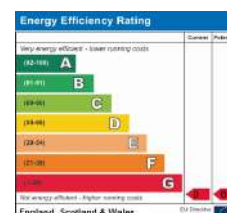
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