



Ascot Caravan

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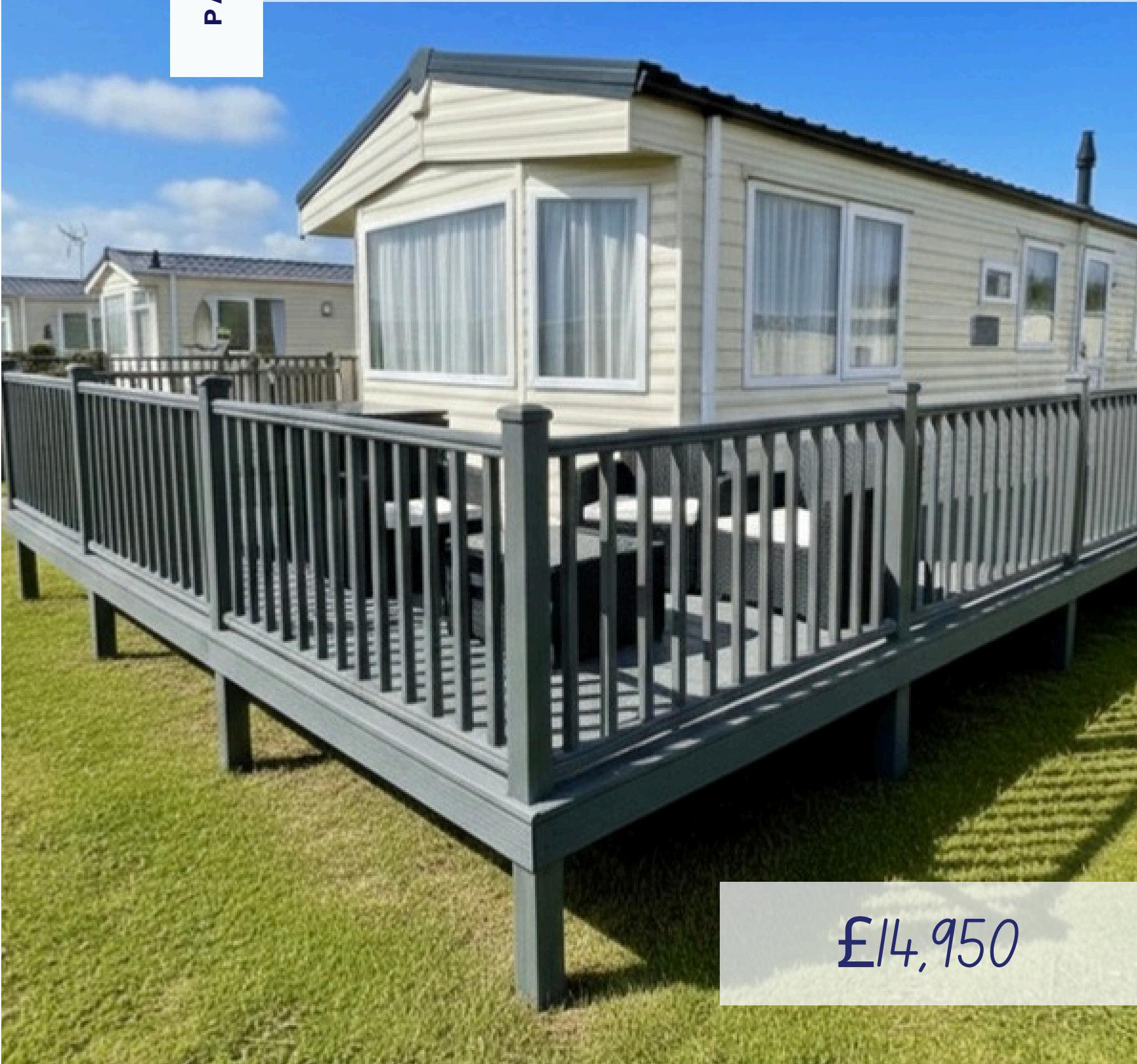
On Site or Offsite Sale

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The Ascot



£14,950



Picturesque Caravan

The Ascot offers a spacious yet intimate feel throughout. The interior is a symphony of calm, with carefully coordinated fabrics and natural furnishings that create a serene atmosphere, perfect for ultimate relaxation.

This Property provides a truly contemporary, high-quality & luxurious ambiance, making it ideal for those seeking exceptional value without compromising on comfort or style.

The modern, natural colour palette provides a fresh, clean aesthetic, while practical features such as generous lounge seating, a dedicated dining area and ample storage are seamlessly integrated throughout the design. This space allows you to fully immerse yourself in the natural beauty of the Countryside.

Viewings available now - be quick this will not be on the market for long



Gallery



Highlights

- 5* Award Winning Country Park in Crowle, Scunthorpe, Lincolnshire
- 2 Bedrooms & 1 Bathroom – Cul de Sac Location - Beautifully Modern - Walk in Wardrobe - Large Kitchen and Living Area
 - Huge Gated Veranda in Modern Slate Grey
 - Car Park Facility
 - Pet Friendly Park
 - Stunning with all modern facilities for extra comfort and luxury
 - Fully Furnished with Intergrated Appliances & Furniture
 - All your grassed areas constantly maintained & beautifully landscaped across the Country Park
- Passcode Controlled Electric Gates, 24/7 Security, on site Reception, Site Manager, Maintenance Team & CCTV
 - Beautifully Landscaped Gated Country Park encompassed with beautiful Countryside and Lakes
 - Perfect Investment (for Rental Income offering fantastic ROI) or Personal Use
 - Numerous Walks & Options to Explore
- On site Pub & Restaurant - Laundrette and Ice Cream Parlour (Also Redevelopment Additions being added)
 - Coming soon - Indoor & Outdoor Swimming Pool, Aqua Park, Spa, Hot Tubs and much more !
 - 29 mins to Doncaster Airport (opening soon!)
 - Fantastic geographical location - close to Scunthorpe, Goole, Doncaster
- Surrounded by the Stunning Countryside with Numerous Walks & Options to Explore many Local Amenities for all ages!

5* Award Winning Country Park in Crowle, Lincolnshire



7 Lakes Country Park have announced a £9 million redevelopment aimed at transforming the site into a premium destination including:

- **Dual Swimming Pools:** Brand-new indoor swimming pool & adjoining outdoor lido with a splash park & canopy.
- **Watersports & Recreation:** Introduction of sailing school, paddleboarding & an inflatable water assault course (Aqua Park).
- **Wellness Area:** New spa & sauna facilities, including hot tubs and dedicated spaces for cold-water swimming.
- **Events Complex:** A major expansion of the central facilities to include a new stage feature for live music & pavilion theatre.
- **Amusements:** A modern indoor arcade and gaming area featuring both classic games and mini-rides for children.
- **Outdoor Socialising:** New outdoor lounge areas featuring fire pits & integrated seating for evening entertainment.
- **Restaurant & Bar Refurbishment:** A complete overhaul of the existing dining facilities with an upgraded food menu

General

Welcome to The Ascot, a sanctuary of comfort & luxury tucked away in a tranquil, gated Country Park in Crowle, Lincolnshire.

With the latest announcement from 7 Lakes Country Park of their £9 million redevelopment programme now is the perfect time to buy and the Ascot has it all fantastic elevated plot, views of lakes from front and rear, large decking area and cul de sac location.

Step inside the Ascot to be greeted by vaulted ceilings and a flood of natural light. The open-plan lounge, with its soothing neutral tones, flows seamlessly into a cozy living space, with outdoor decking area, perfect for unwinding in the serene beauty of the Lincolnshire Countryside, with fantastic views of the on site Lakes.

The fully-equipped kitchen boasts integrated appliances, ensuring a premium culinary experience. Situated on a cul-de-sac large private plot with a spacious driveway the Property offers both privacy and security. Beyond your doorstep, the Country Park offers a wealth of amenities.

The park's picturesque landscape features beautiful Fishing Lakes with fountains, creating a truly idyllic setting. You'll find a strong sense of community here and a place to forge lasting friendships with like-minded individuals, all while enjoying exceptional value without sacrificing style.

Viewings available now - call 01405 380 150 or info@property-vault.co.uk



The Features.



Passcoded Electric
Entrance Gate



Driveway
Next to Caravan



Onsite Fishing Lakes



Fully Furnished



2 Bedrooms



Cost Effective
Utilites



1 Bathroom



Pet Friendly



Fantastic Rental ROI Bar & Restaurant



29 mins to
Doncaster Airport



Investment Opportunity

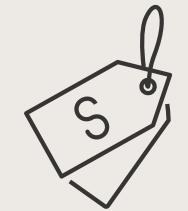


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Great Location.

An ideal location with amenities for all ages, making for a prime investment for outstanding rental returns.



Great Returns.

A very lucrative business model, consistently deliver fantastic rental returns, ensuring a highly profitable investment.

An unparalleled investment opportunity awaits. This passive revenue stream can effectively offset ownership costs or serve as a robust, standalone business venture. This presents a unique chance to establish a profitable rental business and secure a consistent cash flow.



Crowle, Lincolnshire



Local Area

Set within picturesque Lincolnshire countryside. The Country Park offers the ideal place to relax in tranquil and secure surroundings with views over the Lincolnshire Rural landscape.

With acres of stunning meadow views surrounded by great walks and lakes on the doorstep; this Park is the ideal location to relax and enjoy time with those closest to you.

In one of the most attractive locations in England. If you are searching for Luxury, this modern Country Park is perfect for you!

Take your pick from City, County or Coast, the surrounding area at the Country Park has it all! It's the perfect location to explore everything the diverse counties Lincolnshire have to offer from woodlands & waterfalls to cosmopolitan city shopping & quintessential market towns, to seaside towns, bays & beaches all within a car journey. You're spoilt for choice at how to spend your days with fantastic amenities within a short distance of the Country Park, you are within easy reach of some of the UKs most stunning cities and landscapes.



Doctors



Shops



Bars



Walks



Restaurants

Amenities

Coast & Countryside

- North Yorkshire Moors National Park: Within a comfortable driving distance.
- Seaside Destinations: Close to Whitby, Scarborough, Bridlington, Filey & Robin Hood's Bay.

Attractions & Activities

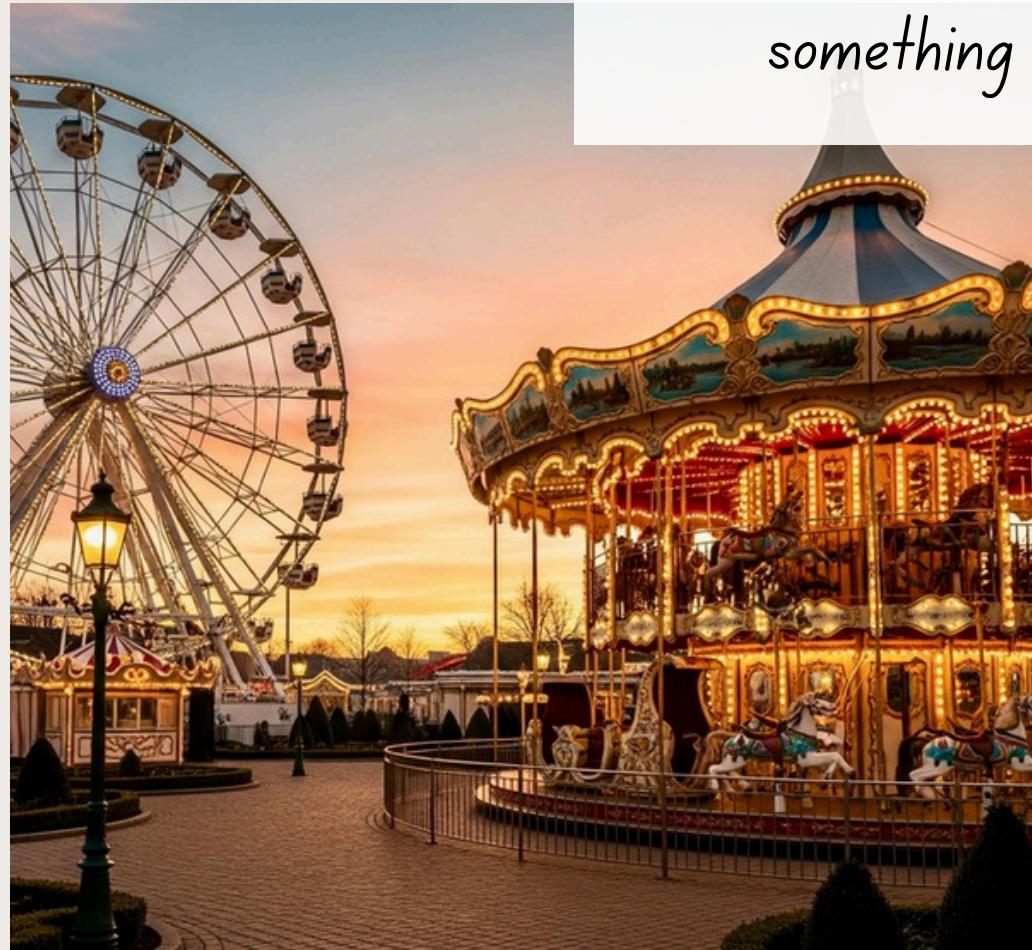
- Local Swimming Pool, Gym & Spa
- Family Fun: Tropical World, Tumble Town Adventure Play and The Grand Theatre & Opera House.

Shopping & Amenities

- Shopping: nearby supermarkets such as Waitrose, M&S & Sainsbury's with delivery options.
- Services: Local doctors, Hospital, Dentist and other essential services are available.



The surrounding area offers something for everyone



Site Fees

What are site fees?

This is an annual fee & it goes towards the maintenance of the park and your use of facilities. The Park works hard to maintain the communal areas of the Country Park to ensure that it remains clean and beautifully presented, the fees help to cover the running costs that are involved. Site Fee £4800 - this includes

- 10 Month Park
- Grass Cutting & Landscaping
- No Stamp Duty to pay
- Passcode Controlled Electric Gates
- 24/7 Security
- On site Reception
- Site Manager
- Maintenance Team
- CCTV
- Waste removal
- Water & Drainage
- Car Parking Facility
- Fully Stocked Fishing Lakes



Book your Viewing today

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