



## Thorpe Park Lodges Middle Lane, Thorpe on the Hill

Thorpe Park Lodges is an exclusive development of boutique style lodges situated in a tranquil setting in seven acres of secluded Lincolnshire countryside. Located on the outskirts of the historic Cathedral and University City of Lincoln, these beautifully designed contemporary pine log cabins are only a short journey away from Sherwood Forest's Market Town of Newark. There is currently a variety of designs and choice of plots, the majority of which having lakeside views, decking areas and hot tubs. Thorpe Park Lodges is a private retreat and viewing is essential to appreciate the position of this exclusive development and the high standard of finish of each individual log cabin. Until now the lodges have only been available to hire for short breaks and so we are extremely pleased to announce the availability of a handful to purchase as a holiday home or as an investment. The lodges must not be used as a primary residence (the owner must already have a property used for that purpose). However, the lodges are habitable for 12 months of the year.

Visit us online at [mundys-uk.com](http://mundys-uk.com)  
Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS

## LOCATION

An exclusive development of only 30 homes set in 7 secluded acres of beautiful countryside, 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.

For more information about Lincoln view our Mundys' Video Guide at:- <http://mundys.net/area-guide/lincoln>

## 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.

## ABOUT THE SITE

- Private secure site with key code access.
- 24/7 on-site management.
- Guest Information Centre.
- Lakeside setting.
- Unlimited access to fishing.
- Golf facilities.
- Private hot tubs.

Approximate holiday let incomes are available upon request.

\* Each individual lodge is constructed as the same way as a conventional home, compliant with Building Control Standards and boasting the same lifespan as a domestic dwelling. Each home is connected to electricity, water, mains and underground LPG.

### WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on [www.mundys.net](http://www.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, call in or visit our website for more details.

### 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, 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 purchase, please ask and we will be happy to assist.

Mundys makes every effort to ensure these details are accurate, however they 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

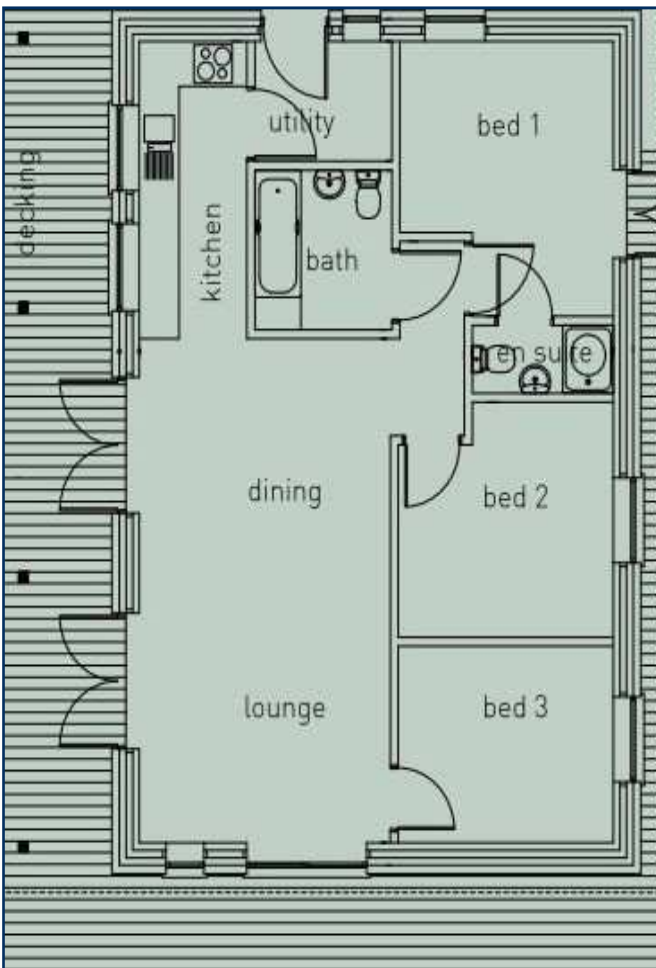
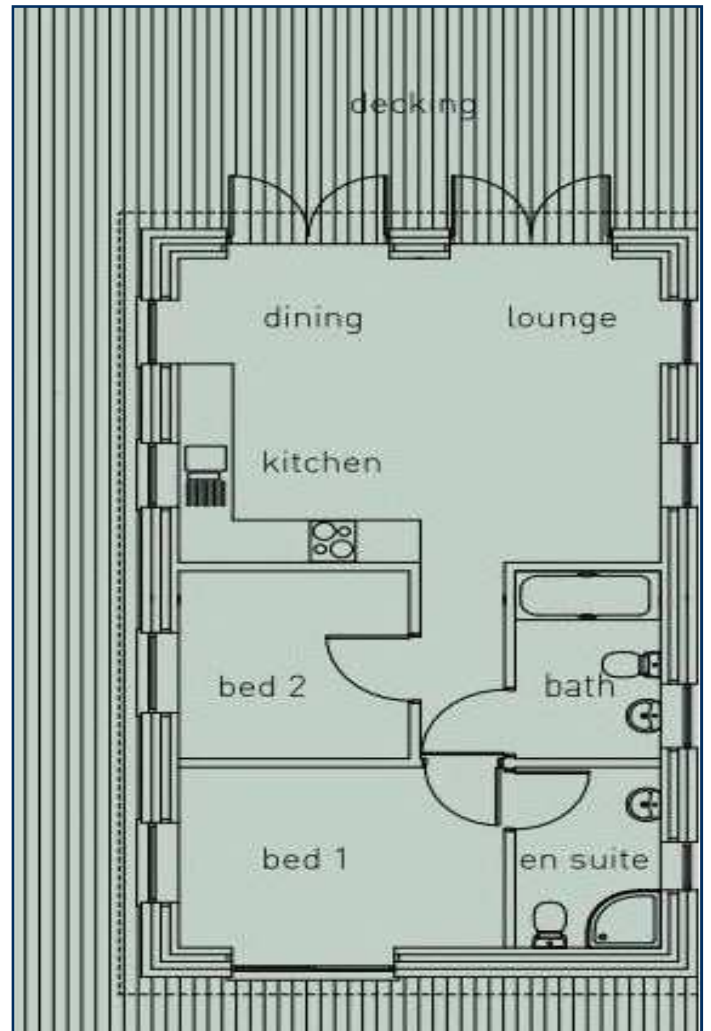




### THE BIRKDALE LODGE\*

- Two double bedrooms
- Two Bathrooms
- Under Floor Heating
- Double Height Ceiling

A floor to ceiling glazed front, open plan living area and double height sitting room are just some of the features you will find in The Birkdale. Thanks to its modern kitchen and solid wood flooring with under floor heating, The Birkdale offers both style and comfort. A decked area at the front makes the most of the beautiful surroundings and the private hot tub means you can enjoy the outside area throughout the year.



### THE ST ANDREW'S LODGE\*

- Three double bedrooms
- Two bathrooms
- Under Floor Heating
- Private decked area

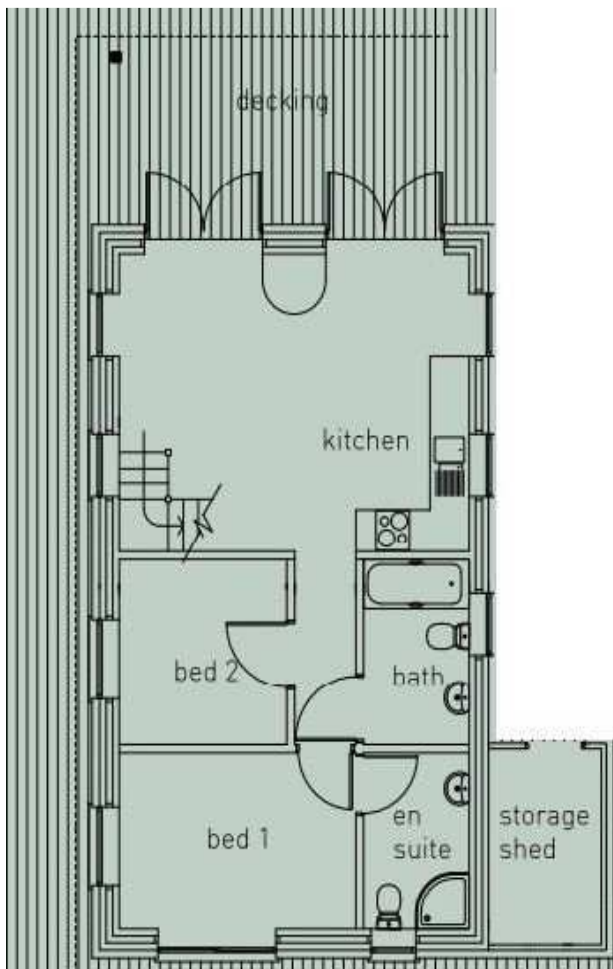
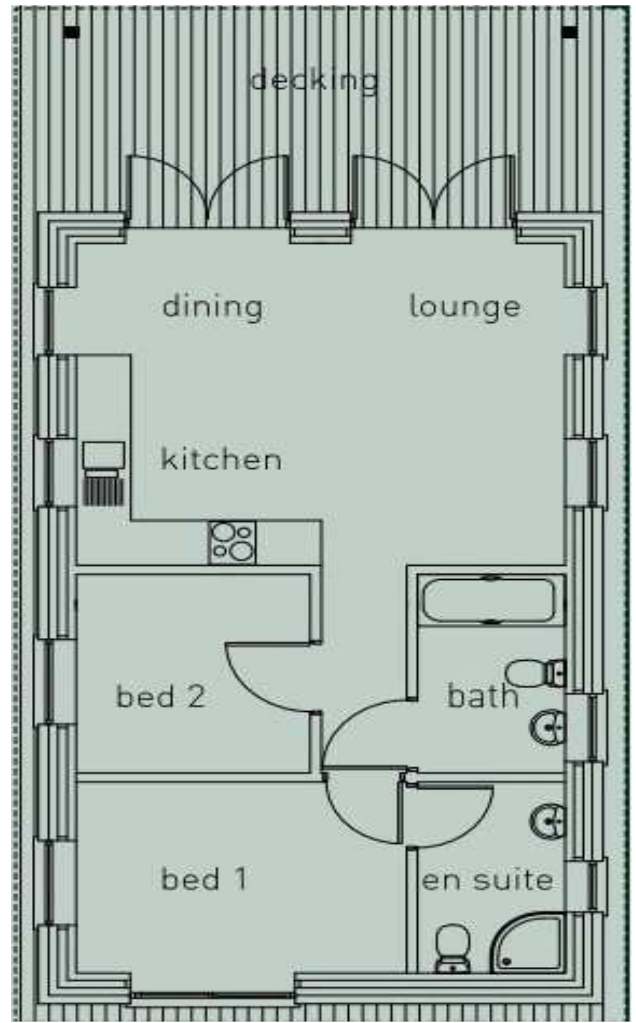
An open plan living area and three double bedrooms are just some of the features that mark out The St Andrews. Thanks to its modern kitchen and solid wood flooring with under floor heating, The St Andrew's Lodge offers both style and comfort. A decked area at the front makes the most of the beautiful surroundings and the private hot tub means you can enjoy the outside area throughout the year.



### THE BELFRY LODGE\*

- Two double bedrooms
- Two bathrooms
- Under Floor Heating
- Double height ceiling

The premium lodge, The Belfry, is light and airy thanks to its glazed front, open plan living and double height sitting room. A modern kitchen and solid wood flooring, complete with under floor heating, means that The Belfry offers both style and comfort. A decked area at the front makes the most of the beautiful surroundings and a built-in canopy and private hot tub means you can enjoy the outside area throughout the year.



### THE ST GEORGE'S LODGE\*

- Two/three double bedrooms
- Two bathrooms
- Under Floor Heating
- Double height ceiling

An open plan living area complete with a mezzanine offering fantastic views across the lake make The St George's Lodge an excellent choice for those who wish to make the most of their surroundings. The St George's Lodge deck is under a full lit canopy and, along with a private hot tub, means you can enjoy the outside area throughout the year. A separate storage area helps make the most of the living space.



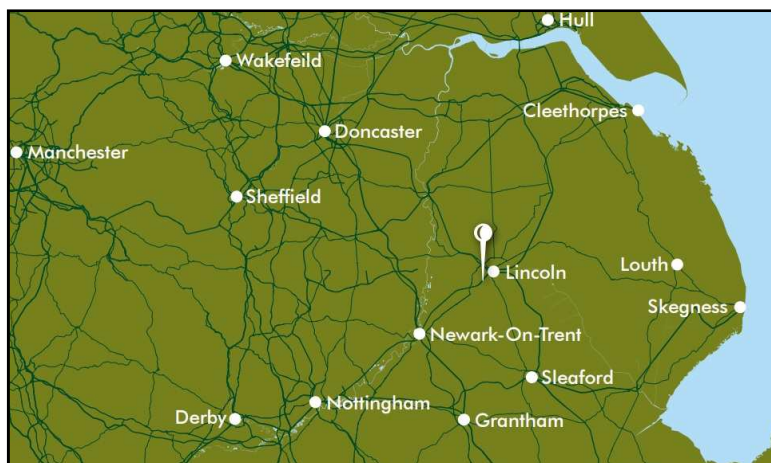


### THORPE PARK LODGES – Luxury Lincolnshire Retreats

Only a limited number of our premium specification lodges will be available to purchase and they are proving popular as homes or investments. The lodges must not be used as a primary residence (the owner must already have a property used for that purpose). However, the lodges are habitable for 12 months of the year.

- Choice of four styles, with an option to build to specification
- Building Regulations compliant
- Currently yielding approximately 15% return as holiday lets
- Unlimited access to fishing and golf facilities
- Lakeside setting

To arrange a viewing or simply to learn more about Thorpe Park Lodges please contact Mundys Estate Agents.



29 Silver Street, Lincoln, LN2 1AS  
t. 01522 510044 f. 01522 513995 e. [info@mundy-uk.com](mailto:info@mundy-uk.com)  
[www.mundys-uk.com](http://www.mundys-uk.com)