



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£80,000 Leisure Licence

Love Homes are delighted to offer for sale this beautiful pre loved double Lodge with enviable views overlooking a green area from the front Veranda. Glenfield Park is situated in the lovely village of Pilling and close to Lancaster City and the lively resort of Blackpool.

- 2 Double Bedrooms
- 52 Week Leisure License
- Driveway parking
- Prestige Reprise Luxury Lodge
- Veranda overlooking a green
- Lounge and Dining Kitchen
- Holiday Home

Tenure: Leisure Licence
Ground Rent: £4,200 per year (reviewed every 1 years)
Service Charge: £550 per year (reviewed every 1 years)
We are advised by the seller that there is no end date to the licence.
Parking options: Off Street
Garden details: Front Garden
Electricity supply: Mains
Heating: LPG
Water supply: Mains
Sewerage: Mains

Entrance Hallway

Upon entering the Lodge through a upvc double glazed door, you are greeted by a warm and inviting hallway. The clean, neutral décor sets the tone with doors through to the Lounge, Utility/Kitchen/Dining area, Bedrooms 1 and 2, Bathroom, Study and useful Storage room.

Lounge

w: 3.11m x l: 4.85m (w: 10' 2" x l: 15' 11")

The Lounge is a lovely, bright and spacious area to relax with upvc square bay windows to 2 elevations. There is a lovely electric fireplace with surround, two central heating radiators, television point and plush carpet flooring. Double doors open into the Dining Kitchen.

Kitchen & Dining Room

The Kitchen & Dining Room is a lovely bright and airy room. The Kitchen area is fitted with a range of shaker style wall and base units with contrasting worktops and inset stainless steel sink and single drainer with mixer tap. There is a built in oven, 4 burner gas hob, tiled splashback and extractor hood. There is a central heating radiator, upvc double glazed window and upvc double glazed patio doors leading out onto the Veranda.

Utility space

w: 1.75m x l: 2.48m (w: 5' 9" x l: 8' 2")

The Utility space is fitted with a shaker style double wall and base unit. There is a small storeroom, plumbing for an automatic washing machine.

Bedroom 1

w: 2.44m x l: 2.79m (w: 8' x l: 9' 2")

The Master suite offers a blend of luxury, comfort, and functionality. The room is beautifully decorated in neutral tones and plush carpet flooring enhancing the cozy and inviting feel. The room has a central heating radiator, ample sockets, television point and a upvc double glazed window.

En-suite

w: 1.44m x l: 1.6m (w: 4' 9" x l: 5' 3")

The En-suite is fitted with a three piece suite in white comprising of a shower cubicle, wash hand basin and low level WC. There is a upvc double glazed obscured glass window.

Walk in Wardrobe

w: 1.29m x l: 1.61m (w: 4' 3" x l: 5' 3")

A well designed walk in wardrobe provides plenty of hanging space, shelves, and drawers for all your storage needs.

Bedroom 2

w: 2.51m x l: 2.68m (w: 8' 3" x l: 8' 10")

Bedroom 2 is a double room with fitted wardrobe, plush carpet flooring and a upvc double glazed window.

Bathroom

w: 1.65m x l: 1.85m (w: 5' 5" x l: 6' 1")

The Bathroom is fitted with a three piece suite in white comprising of a panelled bath, wash hand basin and low level WC. There is a upvc double glazed obscured glass window.

Study

w: 1.15m x l: 1.83m (w: 3' 9" x l: 6')

The Study has a central heating radiator and upvc double glazed window.

Veranda

w: 1.36m x l: 2.47m (w: 4' 6" x l: 8' 1")

The Veranda is easily accessible from the Dining area through upvc patio doors offering an ideal space for relaxation at any time of day. Whether enjoying the warmth of the sun during the day or the tranquillity of the evening, it provides a perfect setting to unwind.

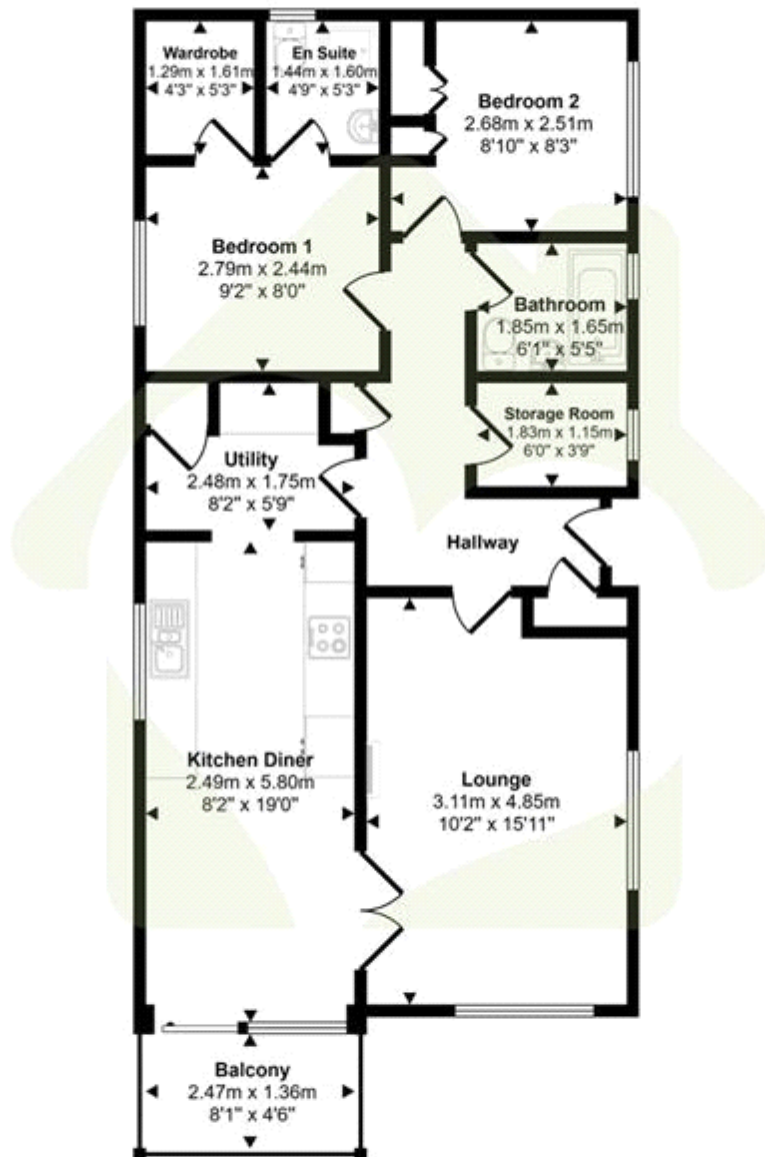
Outside

There is a gravelled driveway and the garden area is mainly laid to lawn and lit by external wall lighting.



£80,000 Leisure Licence

Approx Gross Internal Area
68 sq m / 730 sq ft



Floorplan

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.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.