



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£179,950 Leisure Licence

Love Homes are delighted to present this beautifully presented 2 bed Lodge on Lawnsdale Country Park which offers 50 weeks to live in each year, providing the perfect balance of relaxation and convenience. Nestled between the vibrant seaside town of Lytham and the picturesque village of Wrea Green.

- Omar Kingfisher Luxury Lodge 45x20
- Open Plan Kitchen, Lounge and Dining Area
- 2 Beds and 2 Shower Rooms
- Electric car point & parking
- Veranda and Decking
- 50 Week Leisure Licence

Another reason to love the location of Lawnsdale Country Park and this stunning Lodge is its excellent transport links. Just a short walk away, Moss Side train station provides convenient, hourly services connecting directly to Ansdell, Lytham St Annes, and Blackpool all within a quick 15 minute journey. This makes it effortless to explore the stunning coastline, enjoy peaceful days out in the countryside, or indulge in the shops, restaurants, and wine bars of nearby Lytham St Annes while having everyday amenities close at hand, without the need for long drives.

The Kingfisher Luxury Lodge is one of the most popular lodges in the UK – and it's easy to see why. Its striking exterior combines vertical and horizontal cladding with a stunning full glass fascia and patio doors that open directly into the spacious, open plan living area. Inside, the sociable layout seamlessly blends the Lounge, Dining, and Kitchen spaces, enhanced by beautifully coordinated interior design. A calming palette of soft naturals complements the white cladding to the vaulted ceilings and feature walls, creating a bright, contemporary feel. Designed with both style and practicality in mind, the high quality finishes ensure the Lodge is not only elegant but also easy to maintain.

Tenure: Leisure Licence
Ground Rent: £4,268.11 per year
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Veranda

The Lodge extends onto a delightful Veranda, featuring low maintenance composite decking, stylish railings, and recessed apex downlighting that adds warmth and ambience after dusk. Perfectly positioned at the front, it makes the most of the evening sunset, offering an ideal setting for al fresco dining, entertaining guests, or simply unwinding outdoors in complete comfort and style. The Veranda features low maintenance composite decking that requires no sanding, painting, or staining, making it effortless to enjoy year after year. Built on a galvanised steel sub frame for outstanding strength and durability, the deck also benefits from an anti slip surface for added safety. Easy to clean and designed to perfectly complement this Lodge, it provides both style and practicality.

Kitchen

The wraparound Kitchen with breakfast bar is a true signature feature of the Kingfisher Lodge, designed for those who love to cook, entertain, and gather with friends and family. Offering generous storage and work surfaces, it is fitted with a stylish range of modern wall and base units, all with soft close doors and drawers, complemented by a sleek distressed oak effect worktop and inset elegant white ceramic one and a half bowl sink with basket drainer and mixer tap. The breakfast bar creates a relaxed social hub at the heart of the home. Fully equipped with an integrated fridge-freezer, dishwasher, oven, and induction hob with a large glass extractor hood, the Kitchen combines practicality with contemporary design. Thoughtful details such as a lined Roman blind, laminate flooring with underlay, a feature skylight for natural light, and a USB charging point add to both the style and everyday convenience of this beautifully finished space.

Living/Dining Room

Open to the Kitchen is the Lounge and Dining area is a generously sized and beautifully bright living space, enhanced by extensive upvc double glazing that floods the room with natural light. A striking focal fireplace with mantle creates a warm centrepiece, complemented by a plush carpet underfoot and an impressive apex ceiling with three ceiling light fittings. Comfort is assured with two central heating radiators, while modern connectivity is provided via a telephone point and broadband point. The room also benefits from a separate storage cupboard keeping everything neatly concealed.

Utility Room

The Utility Room is fitted with a modern base unit, topped with a contrasting worktop that provides a clean and stylish surface. Set into the worktop is an elegant white ceramic one and a half bowl sink, complete with a basket strainer. An extractor fan is fitted to maintain good ventilation. The floor is laid with laminate flooring, giving the room a smart and low maintenance finish. Behind the sink runs a tiled splashback, adding both a decorative touch and a upvc double glazed door allows natural light in while providing direct access outdoors. The room also benefits from plumbing for an automatic washing machine, making it perfectly equipped for laundry needs.

Inner hallway

A practical and welcoming central space featuring two storage cupboards, one of which houses the combi boiler. The area is finished with laminate flooring and enhanced by recessed ceiling downlighting. A smoke alarm and central heating radiator are also installed. Doors lead off to all rooms, providing easy access throughout the property.

Master bedroom

The Master bedroom is a bright and spacious room featuring three full length upvc double glazed windows, filling the space with natural light. The room includes two bedside units, a central heating radiator, plush carpet flooring and a ceiling light. The bedroom opens through to a stylish dressing area, fitted with a modern four door wardrobe and a matching six drawer unit. A door leads through to the En-suite shower room, completing this impressive suite.

En-suite

The En-suite to the Master Bedroom is stylishly appointed with a contemporary three piece suite in white comprising of a spacious double shower cubicle with sliding door, waterfall shower and separate hand held attachment, a low level wc with push button flush and a vanity wash hand basin with mixer tap, set within a sleek two drawer storage unit. Additional features include a polished chrome heated towel rail, upvc double glazed obscured window with fitted roller blind, extractor fan, and laminate flooring. The room is finished with recessed ceiling downlighting, creating a bright and modern atmosphere.

Bedroom 2

Bedroom 2 is light and inviting, featuring three full length upvc double glazed windows that provide an abundance of natural light. There is ample space for a double bed, along with a fitted two door wardrobe and a matching three drawer unit for convenient storage. A central heating radiator ensures year round comfort, while a plush carpet adds warmth underfoot. The room is completed with a ceiling light fitting, offering a bright and welcoming finish.

Shower room

The Shower Room is stylishly appointed with a contemporary three piece suite in white comprising: a spacious double shower

cubicle with sliding door, waterfall shower and separate hand held attachment, a low level wc with push button flush and a vanity wash hand basin with mixer tap, set within a sleek two drawer storage unit. Additional features include a polished chrome heated towel rail, shelving, upvc double glazed obscured window with fitted roller blind, extractor fan and laminate flooring. The room is finished with recessed ceiling downlighting, creating a bright and modern atmosphere.

Outside

To the side of the Lodge, composite steps with a matching handrail lead up to the side decked area and convenient side entrance door. The base of the home and decking is neatly enclosed with skirting, which conceals the chassis and service connections, creating a smart, seamless finish that enhances the overall appearance of the Lodge. The Lodge enjoys views across a neat, well tended communal green, providing a pleasant and open outlook. To the front of the Lodge, there complete with a water hose connection and an electric charging point and parking, providing both convenience and practicality for modern living. To the rear, a flagged patio area offers additional outdoor space and also accommodates a garden shed, perfect for extra storage.

Additional Information

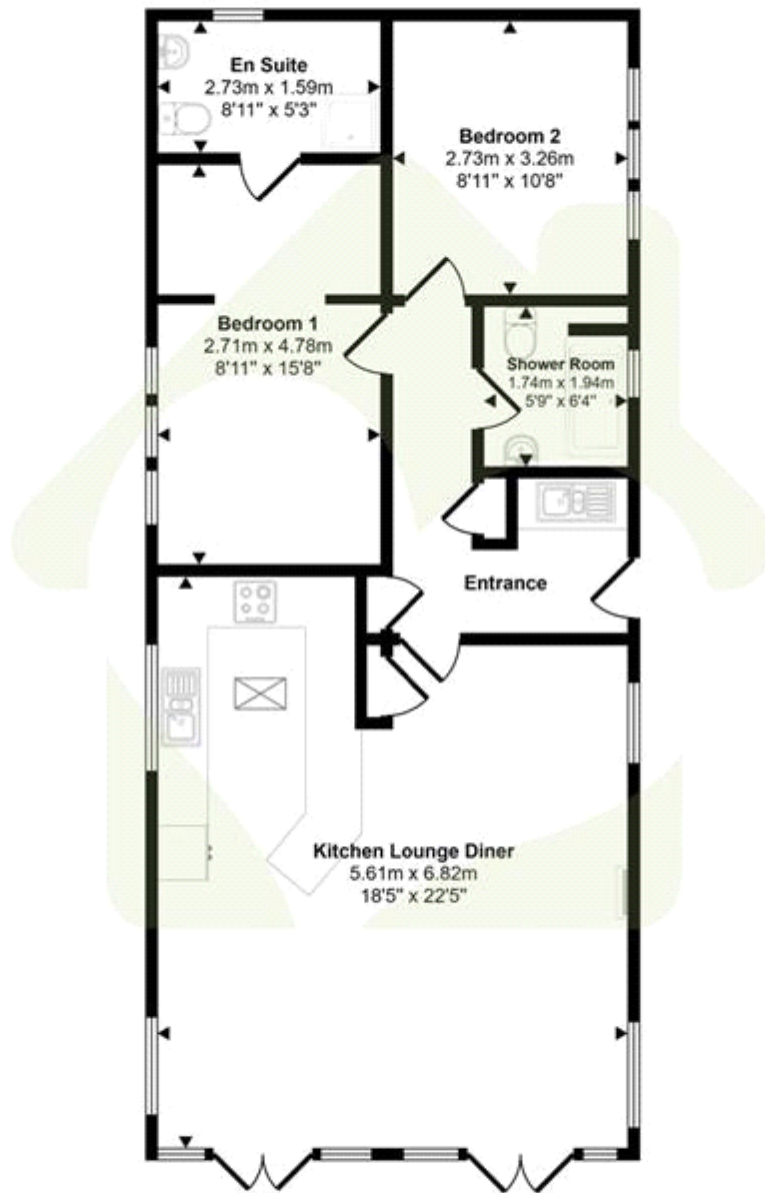
Please click on this link to view our 360 degree tour.

<https://tours.lovehomesestateagents.co.uk/tour/1g336g207e3>



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Approx Gross Internal Area
76 sq m / 813 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.