



1 Grace Lodge, Laughton Road, Blyton, Gainsborough, Lincolnshire. DN21 3LQ

- NO CHAIN
- 12 MONTH HOLIDAY HOME
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL VIEWS OF SURROUNDING COUNTRY SIDE
- MODERN FITTED DINING KITCHEN WITH INTEGRAL APPLIANCES
- ATTRACTIVE FITTED BATHROOM & EN-SUITE
- WALK IN WARDROBE & EN-SUITE TO MASTER
- OFF ROAD PARKING & LAWNED GARDENS



PROPERTY DESCRIPTION

****SOUGHT AFTER VILLAGE LOCATION****MODERN DETACHED HOLIDAY HOME**** Located in a charming rural setting on the outskirts of Blyton, Grace Park is a beautifully kept camping and leisure site that is perfectly located for people wanting to explore the many attractions offered by the beautiful county of Lincolnshire. This modern detached two bedroom luxury holiday home offers a modern style of living with a contemporary fitted kitchen diner with integral appliances leading straight into the main lounge/entertainment area with uPVC double glazed French doors giving access to a raised decking giving beautiful views over the countryside and fields to the front. The rest of the home offers two double bedrooms serviced by a shower room with both bedrooms enjoying built in wardrobes & cupboards. The master has the added benefit of a walk in wardrobe, en-suite and built in dressing table. Externally the home has an off road parking space and lawned gardens surrounding. The local village of Blyton is just a short walk away and offers a large variety of different amenities including nearby fishing lakes, two pubs, an award winning ice cream parlour with restaurant and numerous woodland walks perfect for dog walks or just taking in the natural beauty. The site is well equipped and offers generous serviced plots for both camping and caravans, on site shop, monitored shower and toilet blocks.



ROOM DESCRIPTIONS

CENTRAL ENTRANCE HALLWAY

With a secure uPVC entrance door with obscure glass inserts, multi-aspect side and front uPVC double glazed windows and front uPVC double glazed French doors leading out on to the decking to the front.

ENTERTAINING AREA

Enjoys a centrally positioned fireplace, TV aerial point, multiple electric socket points, ceiling spotlights throughout and leads directly to;

KITCHEN/ DINING AREA

Measures approx. 6.01m x 3.82m (19' 9" x 12' 6"). Enjoys a black composite sink unit and drainer with hot and cold stainless steel mixer tap, a four ring gas hob with oven beneath and integrated fridge/freezer and attractive wood effect vinyl flooring to the kitchen area.

INNER HALLWAY

Enjoys ceiling spotlights, attractive wood effect vinyl flooring and access to two bedrooms and family bathroom.

MASTER BEDROOM

Measures approx. 3.15m x 2.74m (10' 4" x 9' 0"). Enjoys a side uPVC double glazed window, an extensive range of wood built-in cupboards and wardrobes, built-in electric socket points with USB ports, carpeted flooring, multiple electric socket points, TV aerial point, a built-in dressing table with mirror and internal doors allowing access to the en-suite and a built-in wardrobe.

WALK IN WARDROBE

With consumer unit, electric points, a ceiling mounted spotlight, built-in storage shelving and rail.

EN-SUITE

Enjoys a side obscured uPVC double glazed window, vanity sink unit with wash hand basin, low flush WC, ventilation fan, ceiling mounted spotlights and attractive wood effect vinyl flooring.

BEDROOM 2

Measures approx. 1.37m x 2.90m (4' 6" x 9' 6"). Enjoys a side obscured glass uPVC double glazed window, electric point, TV aerial point, built-in shelving and cupboard space, electric points having USB port and ceiling spotlighting.

MAIN SHOWER ROOM

Measures approx. 3.15m x 2.74m (10' 4" x 9' 0"). Enjoys a side uPVC double glazed obscured window, a three piece suite comprising a low flush WC, wash hand basin with vanity unit below, a walk-in double shower enclosure with stainless steel wall mounted shower head, ventilation point, chrome heated towel rail and attractive wood effect vinyl flooring.

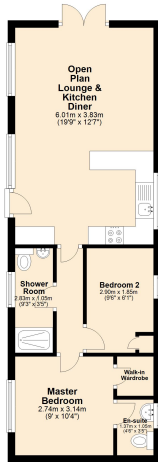
GROUNDS

The home is situated on a private estate enjoying beautiful views over the fields to the front and with an allocated car parking space.



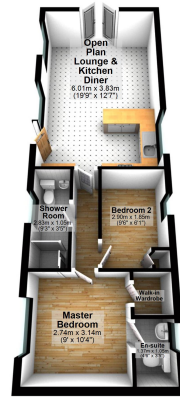
FLOORPLAN

Ground Floor



Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanUp.

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