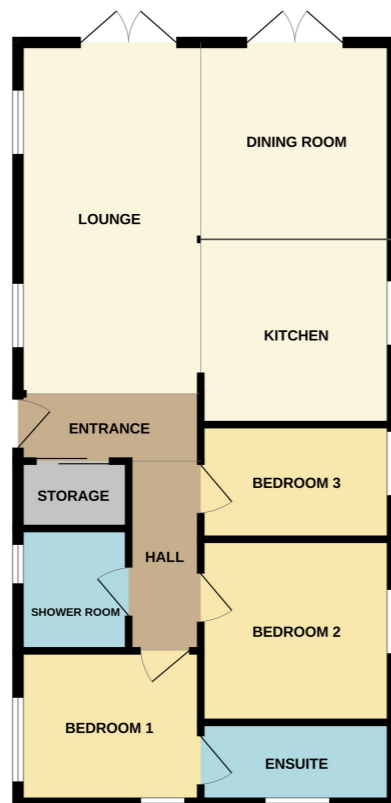




Tydd St Giles Golf & Leisure Centre 48 Carnoustie Court PE13 5NZ £150,000



*** GOLF AND LEISURE *** This three bedroom lodge is immaculately presented and makes an ideal holiday home. Briefly comprising open plan kitchen/dining/living space with French doors opening onto decking, three bedrooms, one with en-suite, and a family shower room. The lodge also benefits from off road parking. Owners can play golf on the 18 hole par 70 course, fish in the well stocked lake, use the £2m leisure centre with sauna, swimming pool, eucalyptus steam room, two storey fully equipped gym and the fitness suite. EPC Energy Rating and Council Tax Not Applicable.

TYDD ST GILES

The lodges are sited off to the left of the main building in four separate avenues - each named after a famous golf course; Carnoustie Court, St Andrews, Wentworth Drive & Augusta Drive.

Please do not turn up unannounced, pre-book your appointment slots via Rosedale Property Agents.

ENTRANCE

Radiator, inset spotlights, tongue and groove ceiling. Mirror fronted sliding doors to wardrobe.

OPEN PLAN KITCHEN/DINING/LIVING

19' 4" x 19' 3" (5.89m x 5.87m) (approx)

KITCHEN

Fitted with a range of eye level and base units with worktop over. Stainless steel sink with mixer tap over. Oven and four ring gas hob with extractor fan over. Integrated 3/4 dishwasher, integrated fridge / freezer and microwave. Inset spotlights, tongue and groove ceiling. UPVC double glazed window .

LOUNGE

Electric fire, tongue and groove ceiling, inset spotlights. UPVC double glazed French doors and two windows.

DINING ROOM

Inset spotlights, radiator. UPVC French doors.

BEDROOM ONE

10' 7" x 9' 5" (3.23m x 2.87m) (approx) Two UPVC double glazed windows. Tongue and groove ceiling, radiator.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Tiled walls, heated towel rail. UPVC double glazed window .

BEDROOM TWO

9' 4" x 9' 2" (2.84m x 2.79m) (approx) UPVC double glazed window. Radiator.

BEDROOM THREE

9' 5" x 6' 9" (2.87m x 2.06m) (approx) UPVC double glazed window. Tongue and groove ceiling, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Tongue and groove ceiling, heated towel rail. UPVC double glazed window.

OUTSIDE

Wooden decked balcony/terrace and private parking adjacent to the lodge.

TYDD ST GILES GOLF & COUNTRY CLUB

Lodge owners can make full use of the 150 acres leisure estate.

The estate offers the David Bellamy Conservation Gold award nature trail.

There are three dining options; Spike's bar, Stable's bar & grill for restaurant dining, and also Café Revive.

PARK FACILITIES

- 18-hole golf course and exclusive clubhouse
- £2 million leisure facility, featuring gym, a heated indoor swimming pool, a sauna and a steam room
- Café Revive (located in the fitness complex)
- The Spikes Bar
- Stable's bar & grill

AGENT NOTE

Site fees are currently £4896.14, including VAT per annum (excluding rates).

All new lodges come with a 50 year licence period from first registration. Pre-owned lodges come with the remainder of the license period. The lease for this lodge expires in 2072.

Proof of a second address is required to purchase a lodge on this site.

FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

