Cumbrian
PROPERTIES

Lodge 174, Lowther Holiday Park

Price Region £65,000

Lodge | Lowther Holiday Park
Open plan living | 2 bedrooms | Shower room
Close proximity to Lake District National Park

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2/ LODGE 174, LOWTHER HOLIDAY PARK, EAMONT BRIDGE, PENRITH

A well presented two bedroom lodge situated in the popular Lowther Holiday Park in the beautiful Eden Valley within a 10 minutes drive of Ullswater and the bustling market town of Penrith with a range of speciality shops just 2 miles north. The UPVC double glazed and central heated accommodation briefly comprises of open plan living dining kitchen, two bedrooms, master with en-suite cloakroom, and shower room. Externally the lodge benefits from a recently fitted decked area, lawned garden and garden shed. Lowther Holiday Park is open 11 months of the year.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via UPVC double glazed patio doors into open plan dining lounge/kitchen.

DINING LOUNGE (21' max x 12'9 max) Stone effect electric fire within a complete fire surround. UPVC double glazed bay window to the front with windows to either side. Two further UPVC double glazed windows, two radiators and panelled ceiling with ceiling spotlights. Opens into the kitchen with doorway to rear hallway.

DINING LOUNGE

KITCHEN (8'8 x 5'6) A range of wall and base units with complementary worksurfaces, upstands and a 1.5 bowl stainless steel sink with chrome mixer tap. Four burner gas hob with extractor above and double oven below. Integrated microwave, integrated fridge with freezer compartment, UPVC double glazed window, wood effect flooring and panelled ceiling with spotlights.

KITCHEN

REAR HALLWAY Radiator, panelled ceiling with spotlights, UPVC double glazed rear door and two storage cupboards (one housing the Worcester boiler – installed approx. 18 months ago). Doors to bedrooms and shower room.

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BEDROOM 1 (12'9 max x 8'3) Two UPVC double glazed windows, radiator, panelled ceiling with spotlights. Bedroom furniture and door to en-suite cloakroom.
EN-SUITE CLOAKROOM Two piece suite comprising low level WC and wash hand basin. Chrome towel rail radiator, wood effect flooring and UPVC double glazed frosted window.

BEDROOM 1

BEDROOM 2 (8'8 x 6'4) UPVC double glazed window, radiator, panelled ceiling with spotlights. Bedroom furniture and two single beds.

SHOWER ROOM A three piece suite in white comprising shower in walk-in cubicle, low level WC and wash hand basin over vanity unit. Chrome towel rail radiator, double glazed velux window and wood effect flooring.

BEDROOM 2

SHOWER ROOM

OUTSIDE Gravelled area providing off road parking to the front of the property. Steps up to the decked veranda (newly installed approx. 18 months ago). Gated access to the rear with steps down to a lawned area with garden shed (which can be removed if required).

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SITE FEES Site fees paid for 2021 – site fees for 2022 will be £3,067
Sold on a rolling yearly inspection subject to the condition of the property being in keeping with the park.

SERVICES Mains water, drainage and electricity connected. Calor gas.
Boiler installed approx. 18 months ago. New decking fitted approx. 18 months ago.

VIEWING Cumbrian Properties ELA Ltd, Fenton House, Corney Square, Penrith.
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