







South Lakeland Leisure Village, Borwick Lane, Warton, LA6 1BH

- Beautiful 42ft x 13ft Carnaby Signature Lodge
- Master bedroom with en-suite
- Front glass-panelled decking
- Modern open-plan living
- Fishing lake on your doorstep
- Two spacious bedrooms
- Stunning lake views
- Fully furnished and ready to enjoy
- 11-month holiday season
- Allocated parking and external store

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HERE TO GET *you* THERE

Offers Over £45,000

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DESCRIPTION

A fantastic opportunity to purchase this beautifully presented 42ft x 13ft Carnaby Signature Lodge, occupying a superb lakeside position within the popular South Lakeland Leisure Village.

Offered fully furnished and ready to enjoy, this spacious holiday lodge benefits from an 11-month holiday season and is perfect as a holiday home or relaxing retreat, with easy access to the Lake District, Yorkshire Dales and Morecambe Bay.

The bright and spacious open-plan lounge, kitchen and dining area features an electric fire, four UPVC double glazed windows and large sliding patio doors opening onto the front glass-panelled decking, providing wonderful views across Borwick Lake. The modern fitted kitchen offers an excellent range of wall and base units with a composite sink, five-ring range cooker, extractor hood, built-in fridge freezer, wine cooler and plumbing for a dishwasher.

There are two well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes and a stylish en-suite shower room. A separate shower room serves the second bedroom and guests.

Externally, the lodge enjoys composite decking overlooking the lake, a grassed area to the side, an external store and an allocated parking space. With the fishing lake on your doorstep, this is an ideal holiday home for those looking to relax in peaceful surroundings while exploring some of the North West's most beautiful countryside. On site there is fishing, indoor heated pool, bar/restaurant, gym, weights room, and beauty salon, and plenty of excellent walking trails nearby and local supermarkets/Superstores.

Viewing is highly recommended. Contact us today for further information or to arrange an appointment.










CDA







Ground Floor



Viewings

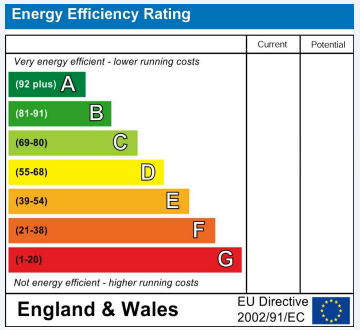
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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