





Poplar Farm Leisure Park Crabtree Lane,Sutton-On-Sea
Mablethorpe LN12 2RS

william h brown

welcome to

Poplar Farm Leisure Park Crabtree Lane, Sutton-On-Sea Mablethorpe

Beautifully presented two-bedroom detached lodge on Poplar Farm, Sutton-on-Sea, boasting open field views, spacious open-plan living, modern fitted kitchen, wrap-around decking, and parking.

Entrance/Kitchen
12' x 10' (3.66m x 3.05m)
Open-plan kitchen and dining area fitted with a range of modern base and wall units complemented by contrasting work surfaces. Window to the side aspect with steel sink beneath. Integrated appliances include oven, grill, microwave, gas hob, dishwasher, and fridge/freezer. Finished with wood-effect flooring throughout.

Lounge
13' x 12' (3.96m x 3.66m)
A spacious and welcoming lounge featuring windows and French doors to the front elevation, providing access to the external decking and enjoying pleasant field views. Attractive electric fireplace incorporated within a contemporary media wall.

Bedroom One
10' x 9' (3.05m x 2.74m)
Generous double bedroom with window to the side aspect, fitted integrated furniture, radiator, and the added benefit of a separate WC.

Bedroom Two
8' x 6' (2.44m x 1.83m)
Twin bedroom with integrated storage, window to the side aspect, and radiator.

Bathroom
Fitted with a WC, vanity unit incorporating wash hand basin, and a walk-in shower enclosure. Finished with wood-effect flooring.

External
The property benefits from a decking surround, ideal for outdoor seating and entertaining whilst enjoying the open field views to the front. Gravelled driveway providing off-road parking for two vehicles.









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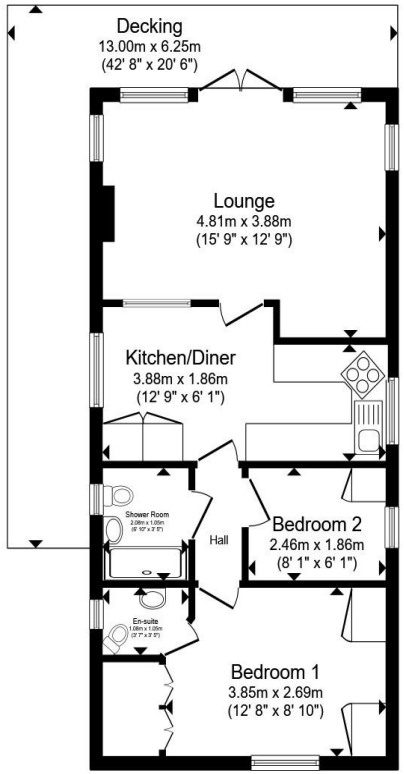
welcome to

Poplar Farm Leisure Park Crabtree Lane, Sutton-On-Sea Mablethorpe

- Detached Two-Bedroom Lodge
- Spacious Lounge
- Modern fitted kitchen with integrated appliances
- Master Bedroom with Seperate WC
- External Decking Area

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: Deleted Service Charge: Ask Agent
Ground Rent: 3500.00
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£48,500



Total floor area 51.5 m² (554 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SKG110606 - 0002

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