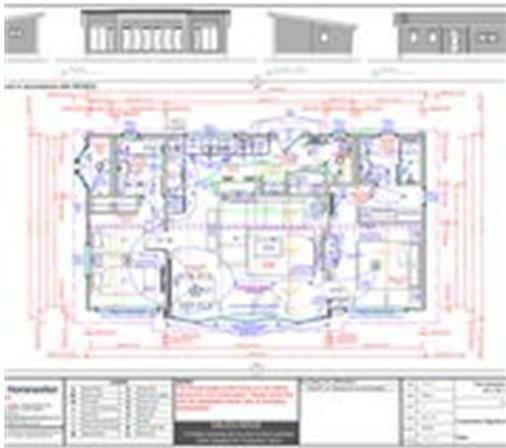




The Hampton, Langtoft Lakes, Langtoft PE6 9QB

£250,000



*** LUXURY LODGES IN PRIVATE GROUNDS*** "Langtoft Lakes are an exclusive development of just 37 lodges on a 57 acre site. Every lodge is situated on the lake's edge with guaranteed breathtaking views all year round. Built to a very high specification with high quality furnishings, fixtures and fittings.

THE HAMPTON

The Hampton homes are available up to 65' x 22' in either 1,2,3 and 4 bedroom options. With high pitched ceilings, exposed beams and timber flooring, six sectioned bi-fold doors, integral storage area to exterior and built to British Standard 3632, protected by a 10 year structural warranty.

UPVC DOOR INTO:

HALLWAY

Timber flooring, radiator, built in cupboard, alcove with seating.

CLOAKROOM

Fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback and low level WC, panelled walling, UPVC double glazed window.

KITCHEN

Fitted with a range of eye level and base units with worktop over, sink and drainer with mixer tap, electric hob and extractor fan over, oven, microwave, integrated fridge / freezer and dual washer / dryer, wine cooler, breakfast bar with over head lighting, spotlights, laminate flooring. UPVC double glazed windows.

LOUNGE / DINING AREA

Fireplace, timber panelled walls, high pitched ceiling, timber floors, double radiator, seating area, lounge area. UPVC six sectioned bi fold doors. Door to:

BEDROOM TWO

UPVC double glazed patio doors leading onto decking area, built in double wardrobe, carpet, double radiator, two single beds with over head UPVC window, TV point, power point. Door to:

EN SUITE

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level WC. Heated towel rail, timber floors, heated towel rail. UPVC double glazed window.

BEDROOM ONE

UPVC double glazed window to the side. UPVC bi-fold doors leading to decking area, UPVC double glazed window to the side. Radiator, power point, TV point, carpet. Entrance to:

DRESSING AREA

Timber floor, hanging rails and shelving, radiator. UPVC double glazed window to the side.

EN SUITE

Three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Timber floor, heated towel rail. UPVC double glazed window to the side.

OUTSIDE

A large decking area with steps leading to the waterfront with glass surround. Hot tub, wooden row boat, fully lit kerb side lighting.

PARKING

A tarmac driveway provides parking for two vehicles.

LOCATION

On leaving the Rosedale Market Deeping office turn right onto High Street. Turn right at the mini roundabout onto Church Street. Continue on this road turning left at the roundabout towards Bourne. On reaching Langtoft turn right at the crossroads, proceed along this road, straight over the next crossroads, and Langtoft Lakes can be found on the left hand side, indicated by large gates.

INVESTMENT

For those considering purchasing a lodge with Langtoft Lakes as an investment we have two options for your consideration, whilst these are negotiable they centre around the main points listed below.

Option 1

The buyer can choose to received an 8% return on their purchase in the first 5 years paid quarterly in arrears. The lodge would be rented through us via Hoseasons and would be available for rental year round meaning this option is best suited to those who do not wish to stay in their lodge. With this option Langtoft Lakes will cover all the costs of preparing the lodge for guests.

Example : If you were to purchase a lodge for £300,000 you would receive £24,000 yearly in the first 5 years. (this may be extended conditions apply)

Option 2

Hoseasons have forecast a great return on our lodges. The option provides you with the flexibility to stay in your ledge at pre-booked times whilst also renting with Hoseasons via Langtoft Lakes. Running costs and fees associated with preparing the lodge for guests would be payable by you. Rental forecasts are available on request.

