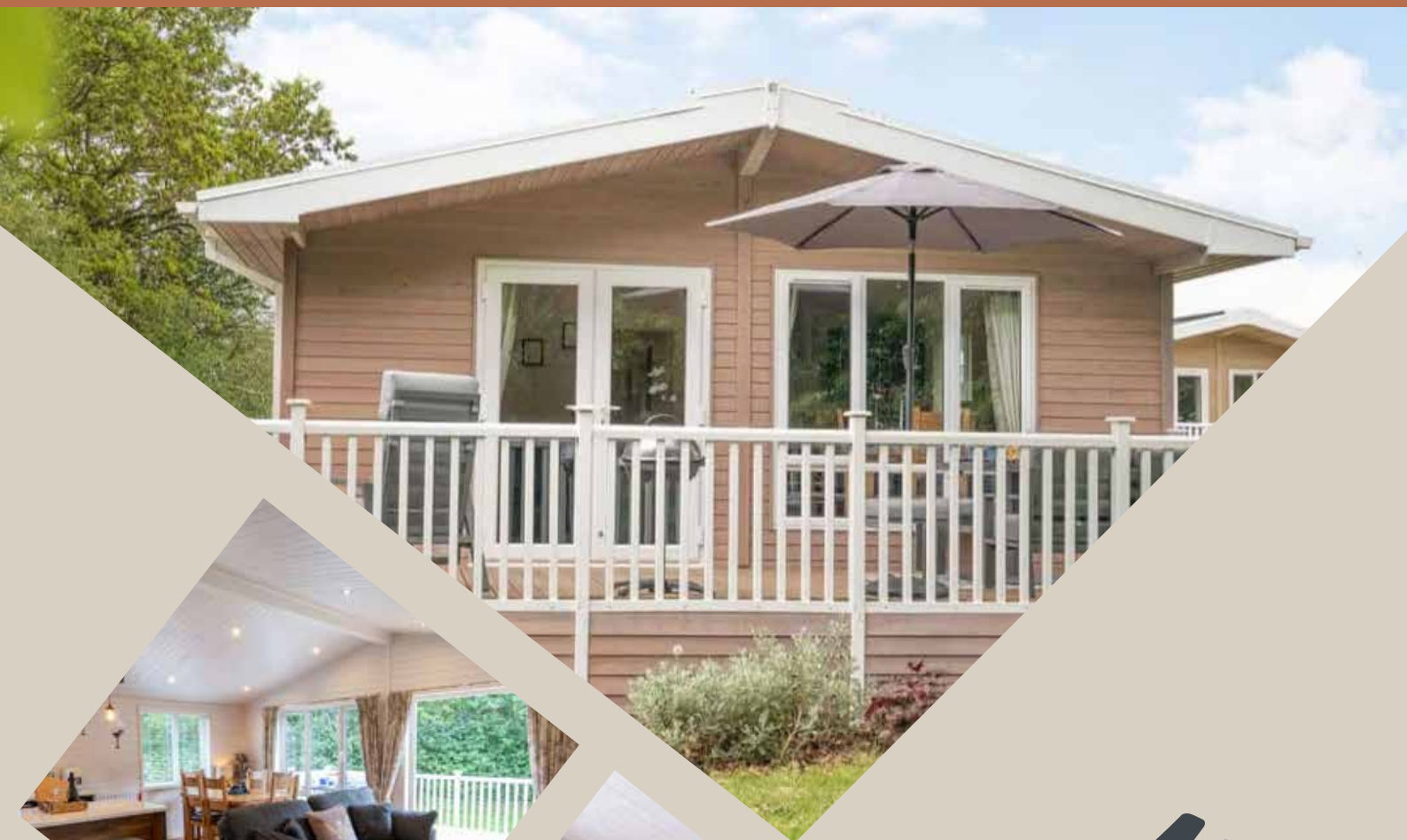





MERCIA MARINA
VILLAGE & PARK

Lavender Lodge

A rare opportunity to purchase a beautifully presented, fully furnished three-bedroom Nordic holiday lodge in the sought-after setting of Mercia Marina.

Lavender Lodge offers a wonderful combination of contemporary open-plan living, generous accommodation and peaceful outdoor space, making it an ideal luxury holiday retreat or an attractive opportunity for holiday-let investors.

- Beautiful Fully Furnished 3-Bed Holiday Home
- Spacious Open-Plan Living & Large Veranda
- Peaceful Rural Views at Mercia Marina
- Ideal Holiday Retreat or Investment Opportunity

Selling Price £235,000

Viewing essential

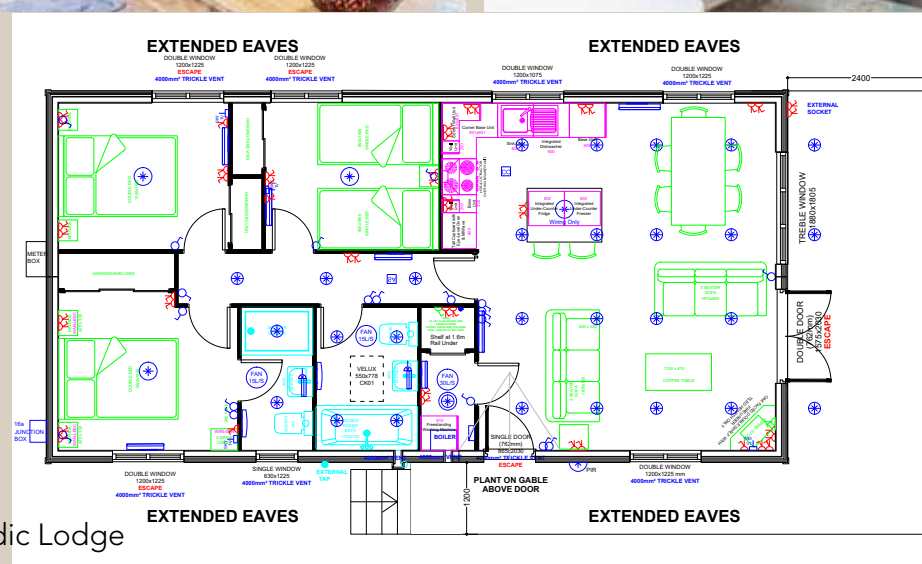


When accessing the lodge, you enter a spectacular open-plan living space with fully fitted kitchen and generous lounge. The kitchen/diner comes with fridge/freezer, oven, integral microwave, induction hob, extractor fan, dishwasher, and plentiful storage cupboards. Complementing the kitchen is a lovely breakfast bar with further storage and a separate dining table.

The room has dual aspect windows, spotlights, as well as French doors opening to the decking. Off the living space is the door to the utility room. The space is not only practical but perfect for entertaining and bringing the family together.



Floor plan
40' x 20' Nordic Lodge



800 sqft of
living space

Viewing Recommended



Set in 77 acres of picturesque Derbyshire countryside, Mercia Marina offers a unique waterside destination for boutique shopping, award-winning dining, and tranquil experiences by a 24-acre lake adorned with colourful narrowboats and vibrant wildlife. Discover beautiful sculptures, nature walks and seasonal events, including enchanting Christmas displays.

Mercia Marina serves as the perfect starting point to explore the Peak District and other nearby attractions such as National Trust properties.

Parking

Private parking for 2 vehicles next to the lodge.

Current Annual Pitch fee index linked to RPI is £4675

Current Annual Local Authority Rates £274.73

KEY BENEFITS

- ▶ Modern open plan living
- ▶ Low energy
- ▶ Secluded rural views.
Perfect for families
- ▶ 3 Beds, 2 Baths
- ▶ Built to residential standard of BS3632



Lavender Lodge measures 40' x 20' overall excluding the full length veranda with:

2 double bedrooms plus a twin bedroom
2 bathrooms, with ensuite to master bedroom
Spacious living and dining areas



- ▶ Fibre broadband
- ▶ Excellent rental income
- ▶ Open plan lounge
- ▶ Gated community
- ▶ Fitted appliances
- ▶ £35,000 of luxury furniture
including appliances & tech included
- ▶ Large veranda with furniture

**Mercia Marina is conveniently situated
in the middle of the
country with good road and
rail access**

Mercia Marina
Findern Lane Willington Derbyshire
DE65 6DW

01283 703332 www.merciamarina.co.uk

Book a viewing of Lavender Lodge 01283 703332