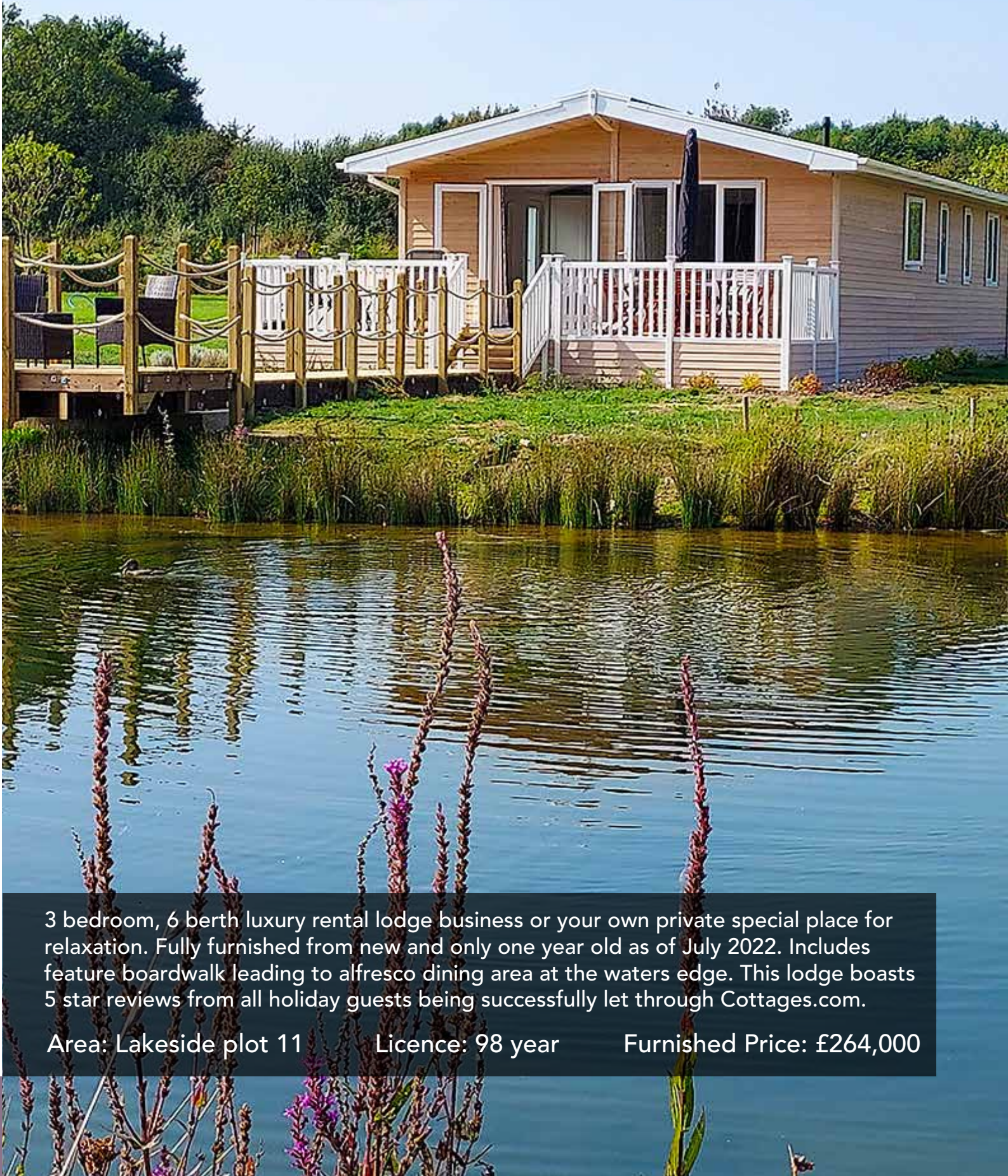


LILAC TREE LODGE

EXCLUSIVE: Beautiful Lakeside Holiday home for sale - Non residential



3 bedroom, 6 berth luxury rental lodge business or your own private special place for relaxation. Fully furnished from new and only one year old as of July 2022. Includes feature boardwalk leading to alfresco dining area at the waters edge. This lodge boasts 5 star reviews from all holiday guests being successfully let through Cottages.com.

Area: Lakeside plot 11

Licence: 98 year

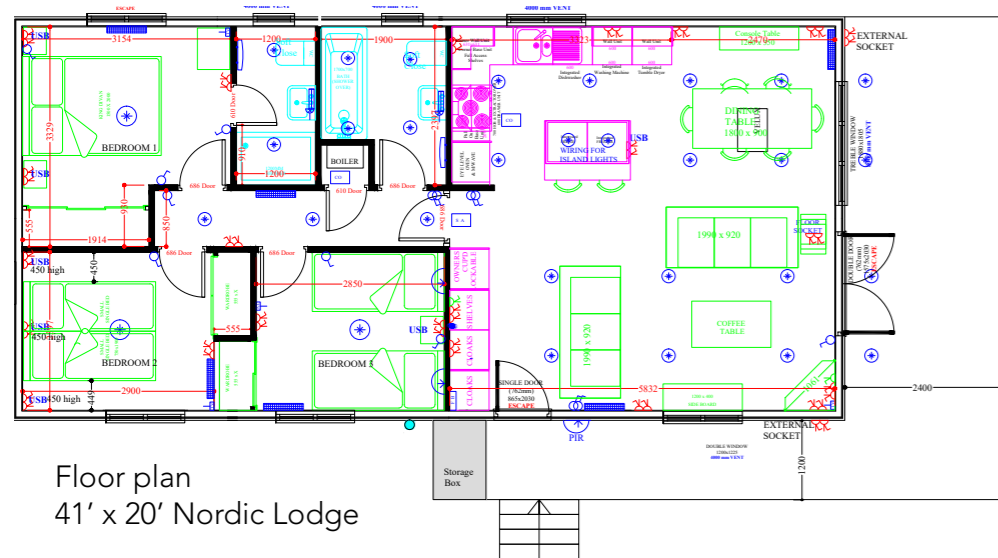
Furnished Price: £264,000

Enjoy your very own luxury lakeside holiday home

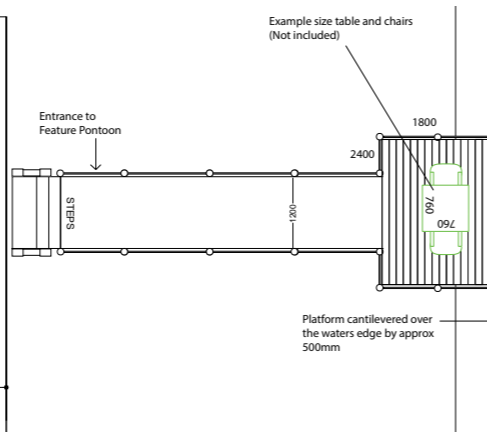
No stamp duty to pay



Lilac Tree Lodge is beautifully furnished and designed by the owners as a home from home and 5 star luxury holiday let. All the furnishing and fixtures were purchased new as of July 2021 and are included in the sale. The reluctant sale comes about due to the owners relocating to Lincoln to further the success and expansion of a new business. The lodge comes complete for self-catering holidays or a family retreat. Enjoy this as new Nordic lodge with glorious lake view from a sun facing veranda to front and parkland to the rear.



Floor plan
41' x 20' Nordic Lodge



Take the first step to a lifestyle choice of relaxation...

...book a viewing of Lilac Tree Lodge 01283 703332

3 Bedroom Luxury Lakeside Nordic Lodge



*Please ask for full list of fixtures and fittings included in the sale

Parking

Private parking for 2 vehicles next to the lodge.

Current Annual Pitch fee index linked to RPI is £4104.11

Current Annual Local Authority Rates £422.40

Interested in a return on your investment? Continue letting through Cottages.com to achieve between £29,698 - £31,687+ gross income a year.



KEY BENEFITS

- ▶ 3' longer than standard
- ▶ Low energy
- ▶ Sun facing veranda
- ▶ Feature Pontoon with waters edge seating
- ▶ 3 Beds, 2 Baths
- ▶ Built to residential standard
- ▶ Fibre broadband
- ▶ Zip & link beds
- ▶ Kitchen island
- ▶ Dishwasher
- ▶ Fitted appliances
- ▶ Balance of 10 year warranty

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