

Views of boats and water in an attractive location



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, public art and seasonal events, including enchanting Christmas light displays.

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

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 £450.45



KEY BENEFITS

- ▶ Modern open plan living
- ▶ Low energy
- ▶ Secluded rural views. Perfect for families
- ▶ 3 Beds, 2 Baths
- ▶ Built to residential standard of BS3632
- ▶ Fibre broadband
- ▶ Excellent rental income
- ▶ Open plan lounge
- ▶ Gated community
- ▶ Fitted appliances
- ▶ £35,000 of luxury furniture including appliances & tech
- ▶ Large veranda with furniture

LAVENDER LODGE

Beautiful fully furnished 3 bed Nordic holiday home for sale - Non residential



A one-of-a-kind luxury holiday home situated in the sought after location of Mercia Marina. Immaculately presented throughout offering 3 double bedrooms, 2 bathrooms (1 en suite), modern open plan living and great outdoor space. The property offers a great deal of character and uniqueness. The lodge now operates as a holiday home and would be great for holiday home investors or as a second home. The property is to be sold with its current fixtures and fittings, so it is move in ready.

Area: Water View plot 1

Licence: 97 years

Furnished Price: £250,000

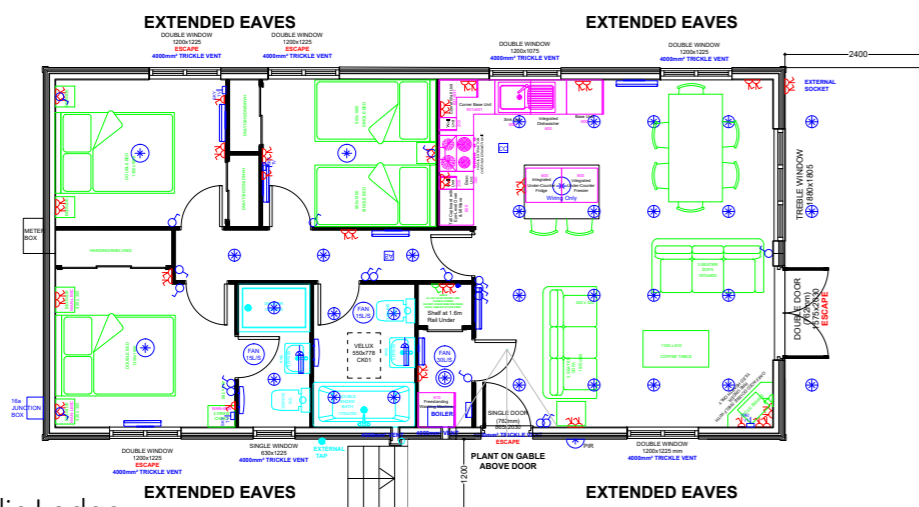
Mercia Marina is conveniently situated in the middle of the country with good road and rail access

Mercia Marina
Findern Lane Willington Derbyshire DE65 6DW
01283 703332 www.merciamarina.co.uk



Viewing essential

No stamp duty to pay



Floor plan
40' x 20' Nordic Lodge

74 sqm of
living space



When accessing the home, you enter to a spectacular open-plan living space comprising a kitchen/diner with fridge/freezer, oven, integral microwave, induction hob, extractor fan, dishwasher, and plentiful storage cupboards. Complimenting 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 a door to the utility room. The space is not only practical but perfect for entertaining and bringing the family together.



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

...book a viewing of Lavender Lodge 01283 703332