



Middle Lane, Thorpe-On-The-Hill,  
Lincoln

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**MARTIN&CO**



Middle Lane, Thorpe-On-The-Hill,  
Lincoln

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£200,000

Date Available:

Deposit:

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- Detached Lodge
- Second Home or Holiday Let Investment
- Private Lake On-Site Fishing Available
- Close to Lincoln Golf Centre
- A46 Bypass Road Access
- Sold with No Onward Chain
- Under Floor Heating
- Contents Negotiable
- Tenure - Leasehold / Ground Rent - £50PA / Service Charge - £2450PA
- EPC Rating - C / Council Tax Band - A

38x18 Detached two bedroom lodge within the desirable Thorpe Park Lodges development close to Thorpe-on-the-Hill. Can be purchased as a second home or for the purpose of Air B&B. Option to purchase as either a leasehold or freehold. Viewing by appointment only. Sold with no onward chain.





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If looking to purchase as a going concern, the furniture can be negotiated upon.

Internally, the property comprises of an open plan kitchen living area, two bedrooms, master with ensuite and a family bathroom. Externally the property offers a gravelled parking area, front and rear decking.

Thorpe Park Lodges is a secure gate development set within 7 acres of grounds on the outskirts of Lincoln making for an ideal second home or holiday let investment. The site offers a private lake for residents and guests fishing only and positioned near to the Lincoln Golf Centre and Whisby Nature Reserve.

EPC Rating - C  
Council Tax Band - A  
Tenure - Leasehold

Open Plan Kitchen Living Area  
18'6" x 16'5"  
Base and eye level units with square edge work surfaces incorporating a breakfast bar, tiled splash backs and an inset composite sink and drainer. Fully fitted with appliances to include an oven, microwave, hob with extractor over, dishwasher, washing machine, fridge and freezer. Laminate wood flooring, housed Viessmann combination boiler, feature vaulted ceiling with oak beams and lighting, PVC windows and double French entrance doors to the front deck.

Hallway  
Laminate wood flooring, spot lit ceiling and access to the loft space.

Bedroom  
9'0" x 9'0"  
PVC window, laminate wood flooring and a spot lit ceiling. Mains consumer unit housed.

Bathroom  
10'2" x 5'6"  
Four piece suite comprising of a low level WC, pedestal wash basin, panel bath with shower head and hose attachment plus a corner cubicle with luxury overhead shower and separate body sprayer. PVC window, tiled flooring, heated towel rail, spot lit ceiling and extractor.

Bedroom  
12'7" x 12'0"  
PVC window, laminate wood flooring and a spot lit ceiling. PVC patio doors lead to the enclosed decking area.

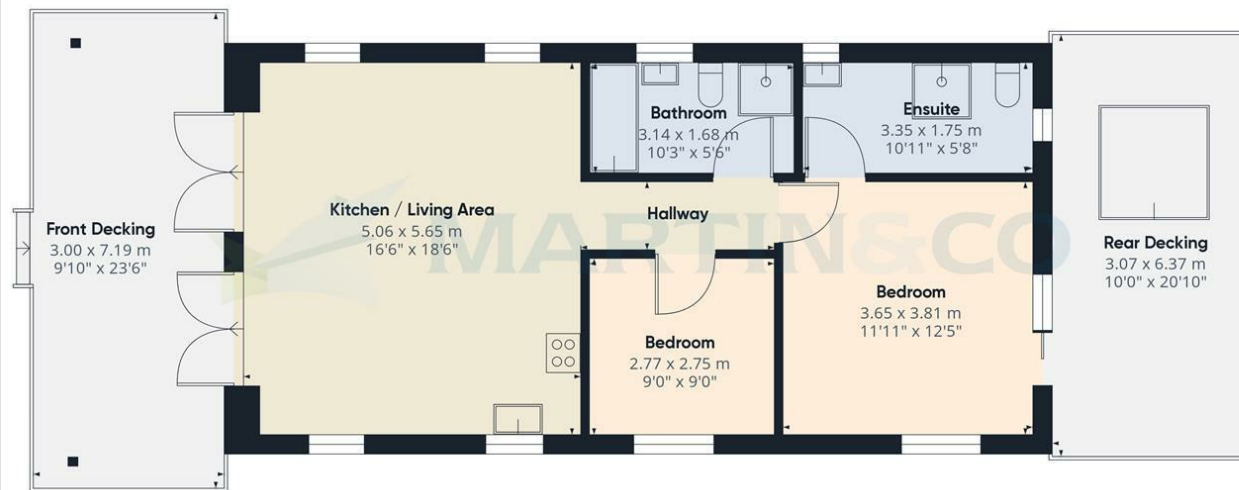
Ensuite  
10'11" x 5'6"  
Low level WC, pedestal wash basin and a single cubicle with luxury overhead shower and separate body sprayer. PVC windows, tiled flooring, heated towel rail, spot lit ceiling and extractor.

Outside  
To the front is gravelled parking for multiple vehicles to park off road and a raised decked seating area with feature lighting. To the rear is an enclosed and private decked area with space for a hot tub, light and power. Gated access to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





**Approximate total area<sup>m</sup>**

63.92 m<sup>2</sup>  
688.03 ft<sup>2</sup>

**Balconies and terraces**

41.68 m<sup>2</sup>  
448.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.