



Lodges & Caravans

FOR SALE



89 Heron Lakes Luxury Park, Heron Lakes, Routh, HU17 9SL

Price £175,000

- Spacious 2-bed lodge
- Study or single bedroom
- French doors to lounge
- Double block paved drive
- 12-month site licence
- Ensuite and family bath
- Airy kitchen/diner
- South-facing decking
- Ample garden space
- Close to Beverley town

89 Heron Lakes Luxury Park, Heron Lakes, Routh HU17

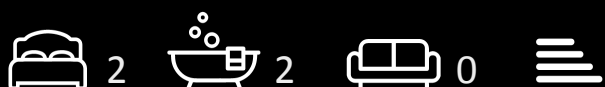
951

Nestled within the serene Heron Lakes Luxury Park in Routh, this exquisite two-bedroom lodge offers a perfect blend of comfort and natural beauty. Built in 2012 to the highest residential standards, this Prestige Canterbury timber lodge spans an impressive 1,144 square feet, providing ample space for relaxation and enjoyment.

The lodge features two spacious double bedrooms, one of which boasts an ensuite bathroom, ensuring privacy and convenience. A family bath/shower room caters to guests, while a versatile study can serve as a single bedroom or a quiet workspace. The heart of the home is the inviting kitchen/diner, enhanced by utility space and roof lights that flood the area with natural light. French doors from the dining room lead to a separate, generously sized lounge, which opens onto a south-facing decking area, perfect for family gatherings and outdoor entertaining.

The exterior of the property is equally appealing, with newly constructed decking wrapping around two sides, a double block-paved driveway, and a well-maintained garden area. The lodge is set against the backdrop of six picturesque lakes, woodlands, and abundant wildlife, providing a tranquil retreat for nature lovers. With a 12-month licence, this lodge can be enjoyed year-round, and dogs are welcome, making it an ideal home for pet owners who appreciate woodland walks.

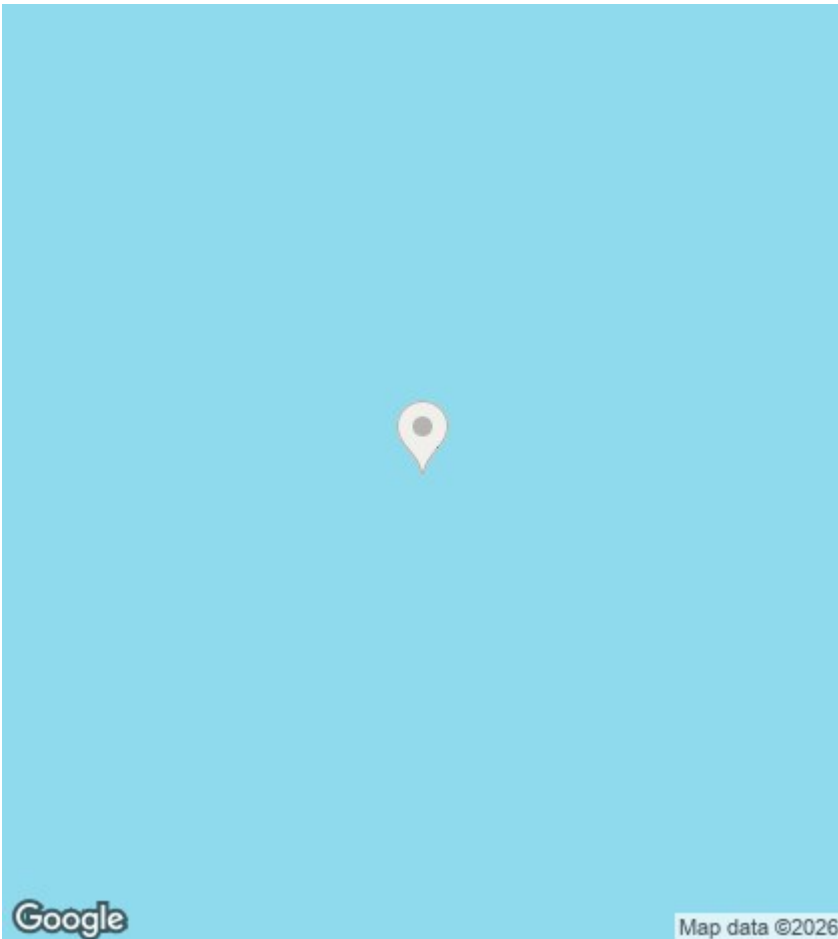
Conveniently located near the historic town of Beverley, residents can enjoy a variety of amenities, including a cinema, bustling High Street, and the renowned Beverley Minster. For those seeking leisure activities,



Council Tax Band: Exempt







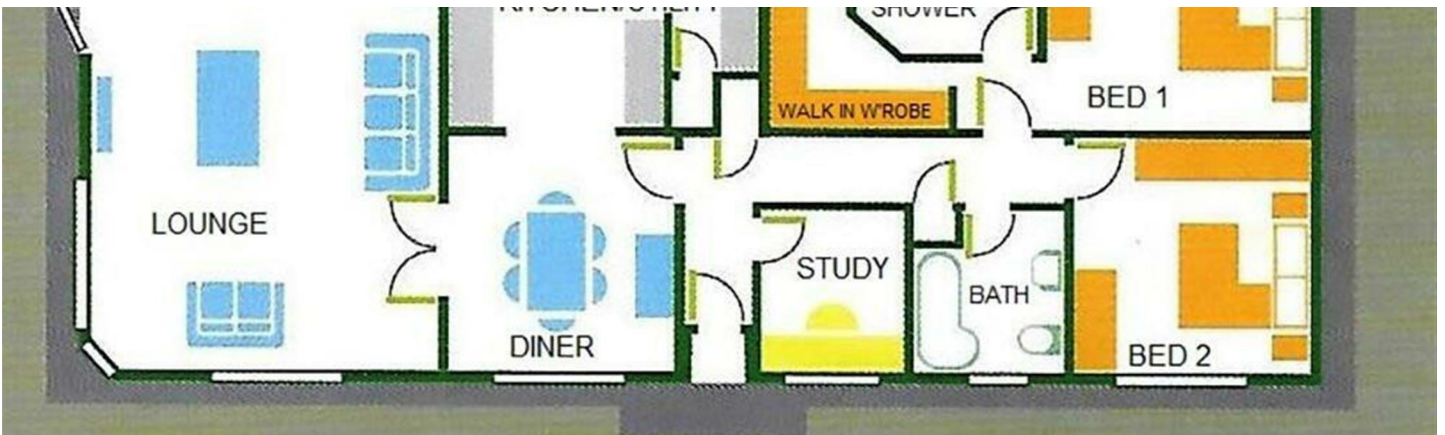
Directions

Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

EPC Rating:

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



ROOM DIMENSIONS

Dimensions based on a 52' x 22' layout. (Approx)

Lounge	12' 10" x 21'	En-Suite	8'3" x 6'3"
Kitchen	14'6" x 10'7"	Bedroom 1	10'7" x 11'
Diner	10' x 10'7"	Bedroom 2	10'7" x 10'7"