



REZIDE
GROUP



HUSTON CLOSE, BARROW UPON SOAR,
ASKING PRICE £115,000



Welcome to Meadow Farm Marina! This luxury two bedroom lodge is the perfect home for someone who doesn't want to compromise on location or comfort but doesn't wish to pay 2 bed house prices. Unlike other units on the park, this particular lodge has use of an additional private area due to being tucked away in the corner. The property is fully furnished and also features two parking spaces and a private gate out onto the carpark for added convenience. Meadow farm Marina is a hidden gem that boasts breathtaking views of the river soar and its very own contemporary bar and reception which has been recently renovated.



The lodge is one of twelve that are set back from the rest of the site providing a strong sense of community. On approach you will go through a separate gate, only used by the twelve other units before immediately turning left into the garden used by the for sale property. Through the front door you will find a spacious open plan kitchen diner. The kitchen workspace is practical and larger than some terrace homes, boasting under cabinet and floor level lighting, white unit doors, integral microwave and dishwasher, a large free standing American style fridge/freezer and much more. Moving through into the lounge you will find a large bright and airy space thanks to the four windows and French doors onto the decking. The Lounge features a contemporary wall mounted fireplace, three piece sofa suite and side unit for







additional storage. ??Heading through into the sleeping quarters you will find a bathroom on your left that features a bath, shower, vanity basin unit, mirror cabinet and wc. Next you will arrive at bedroom two, a twin room with fitted beds and wardrobe storage. Finally you come to the master suite, a double bedroom that features a bay window, built in storage, bedside lights and a walk-in wardrobe. The master bedroom also benefits from the use of an ensuite showerroom which is virtually the same as the main bathroom except for a sliding door shower cubicle instead of the bath. ??At the front of the lodge you



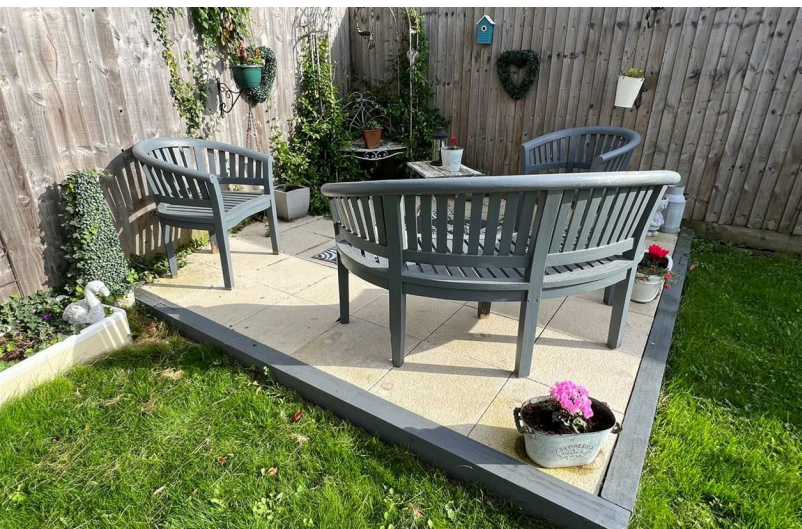




will find a spacious decked seating area surrounded by glass balustrade and a gangway that leads around to the front door. Whilst the land the lodge sits on isn't included in the sale, you have full use of a private garden area that surrounds it. The current owner has installed a patio seating area in the corner that catches the last of the evening sun. As this particular van sits in the corner of the park, it benefits from an additional private area that most don't and also has its own separate gate that leads straight into the car park.

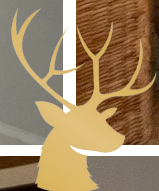
GROUND RENT: APPROX £3,000 PAID ANNUALLY - OVER 55s ONLY













GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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