





### Inside The Home

Entered via a UPVC double glazed door, this leads into a warm and welcoming Entrance Hall, fitted with the range of handy built-in storage cupboards. This proceeds into a large open plan Living Dining Kitchen area, beautifully appointed throughout. The Living Room sits at the front of the home and is centred around an electric log burning stove, providing the perfect backdrop for cosy nights with loved ones. An arrangement of UPVC double glazed windows allow natural light to filter through this home with newly installed laminate flooring running throughout its entirety.

The Dining Kitchen area provides a heart for this stylish home, fitted with the range of wall and base units with complementary worktops over and integrated appliances which include a four ring gas hob with an extractor above, and a high-rise oven and integrated microwave, as well as plumbing for a washing machine and space for a fridge freezer. Quietly concealed, a central heating boiler can be found, approximately installed in 2022.

Beyond this, two generous double Bedrooms can be found, both wonderfully appointed with fitted wardrobes providing ample storage solutions. Perfectly placed between the two, a stunning walk-in Shower Room can be found upgraded approximately six years ago. With low maintenance aqua board tiling, a dual shower-head and a heated towel rail, this provides the perfect backdrop for rest and relaxation after a busy day.

### Let's Take A Closer Look At The Area

Nestled on a quiet park located in the beautiful Lancashire countryside, this stunning home is surrounded by nature. Sit back and relax from the tranquil haven and comfort of your own balcony. Perfectly placed for accessing the Lake District National Park, the Yorkshire Dales and the surrounding fells, with the busy market town of Carnforth the next stop along. With excellent transport links including a local bus service located at the end of the main road, the M6 motorway and Carnforth Train Station a short drive away, as well as a plethora of local shops, supermarkets and eateries.

### Let's Step Outside

To the front side of the property, a stone chipped parking area can be found, with private parking for approx. two cars. This leads to a large composite decking area, providing the perfect backdrop for alfresco dining or simply sitting out on a warm summers day. With a large laid to lawn garden area to the rear and enviable open countryside views, it's easy to see why so many fall in love Meadow View.

### Services

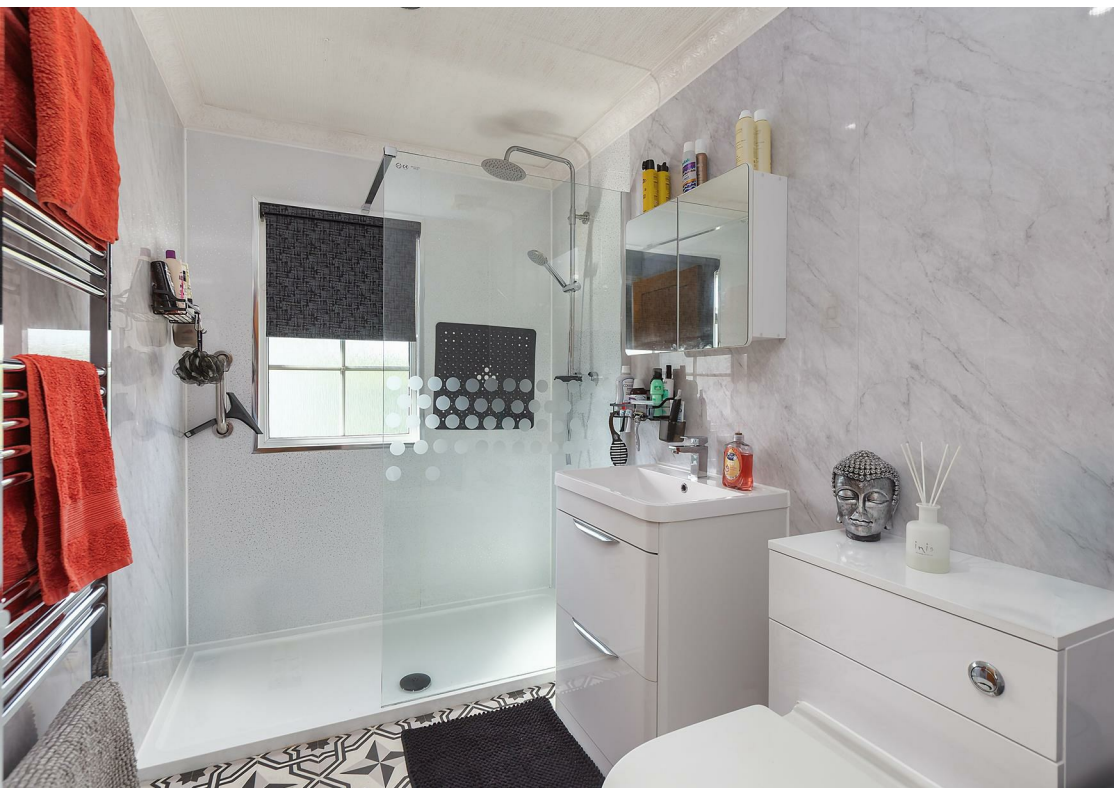
The property is fitted with a modern central heating boiler which is approximately 4 years old, and has mains electric, LPG gas, mains water and drainage via a shared treatment plant. Maintenance of the tank is the responsibility of the Park Owner.

### Tenure

The property is Leasehold - Held on a balance of 50 years from the point of purchase, with sites fees of £3500.00, payable each year in December and a Local rates and site maintenance fee of approximately £500 to pay each year in June. This fee also includes B4RN internet which is already installed to the property and water rates. Please note: each lodge owner must comply with site rules. A copy of this can be provided by our office. Please contact us for further information.

### Viewings

Strictly by appointment via Houseclub Estate Agency.







Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
92 plus <b>A</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

# Your Award Winning Houseclub

