

Flusco Wood

**Lodge 15 - Now REDUCED to £79,950**



This Lodge has been well maintained by the current owner. The kitchen has been upgraded and includes a dishwasher, washing machine, fridge/freezer and microwave. The master bedroom has an en-suite. There are a further two bedrooms and a family bathroom.

On the outside is a large decked area for relaxing. The Lodge is fully furnished and equipped ready for immediate occupation.

Flusco Wood is within easy reach of all surrounding attractions of the Lake District and only 4 miles from Junction 40 of the M6 making this a superb all year round holiday home.



**The accommodation comprises:**

**Entrance Lobby** (2.00m x 1.00m) with a large cloaks cupboard and cupboard with large capacity hot water tank. Electric panel heater.

**Sitting/Dining Room** (5.70m x 3.80m) A spacious living area leading through glazed double doors at the front to full width timber deck veranda, with view of Lakeland Fells. There is an electric log burner effect fire on marble effect hearth. Two electric panel heaters. TV and telephone points.

**Kitchen** (2.00m x 2.90m) this leads directly off the sitting/dining room. It is well equipped with ample storage cupboards, stainless steel sink, electric oven and hob, fridge freezer, extractor fan and dishwasher and washing machine.

**An inner hall leads to:**

**Bathroom** (2.00m x 1.80m) with a 3 piece white suite, and bathroom fittings including mirror, extractor fan, heated electric towel rail, and a Mira electric shower over the bath.

**Bedroom 1** (2.90m x 2.30m) contains a double bed, fitted wardrobes with ample hanging space and shelving, bedside cupboards. Electric panel heater.  
leading to;

**En-suite bathroom** (2.05m x 1.60m) with a shower cubicle, sink, toilet, and electric heated towel rail, electric fan, mirror and cupboard.

**Bedroom 2** (2.60m x 2.85m) containing single bed fitted wardrobe and dresser, and bedside cupboard. Electric panel heater.

**Bedroom 3/Study** (2.70m x 2.70m) contains a single bed, assorted bedroom furniture and office desk and chair. Electric panel heater.

**Additional Information**

Carpets, curtains, blinds, all light fittings and furniture included throughout. Excluded are; pictures, TV, stereo and 2 leather chairs.

Main water and metered electricity are connected. A BT telephone line is presently installed. Drainage is to private park system.

Electric heating is provided throughout from independent wall mounted heaters with individual timer and thermostatic controls.

The lodge measures 37ft x 20ft (externally) plus front veranda and has private parking alongside. It also has a timber storage shed in a compound a short distance away.

**For further information or to arrange a viewing please contact our site managers on 017684 80020.**