



1 Bellwater Lodge, Groobys Pit Steeping Road, Thorpe St Peter  
**£700 Per Month**

SINCE 1842  
**Willsons**  
PROPERTY PROFESSIONALS



1 Bellwater Lodge, Groobys Pit, Steeping  
Road  
, Thorpe St Peter  
, PE24 4QT

### "AGENTS COMMENTS"

Beautiful and modern one bedroom park home located on the quiet residential site Bellwater to the rear of the holiday park Groobys Pit in Thorpe St Peter. This property has a residential licence therefore can be occupied all year round. There is a local bus service to the front of the park and a train stop close by taking you to surrounding areas. The lodge is unfurnished, however, it includes integrated kitchen appliances.

This property benefits from an overhead infrared heating system which can be individually adjusted in the ceiling and UPVC double glazing throughout proving to be low running costs. Parking space for 2 cars on drive next to property. Council Tax band A. Deposit £807.69

\*PLEASE NOTE; DUE TO PARK RULES, THIS PROPERTY IS FOR OVER 50'S ONLY.  
NO UNDER 18'S TO BE ALLOWED ON THE PARK. \*UNFURNISHED\*

### "ABOUT THE AREA"

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## Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

## Accommodation

Located in the private residential Bellwater park to the rear of Grooby's Pit Caravan park, this modern one bedroom park home has a residential licence to be let all year round.

## Kitchen and Lounge

13'4" x 13'5" (4.07 x 4.10)

Open kitchen and lounge area, UPVC double glazed windows and double doors with fitted blinds leading to external decking, overhead infrared heating located in the ceiling, range of wall and base units, black double sink and drainer with stainless steel taps, integrated dishwasher, integrated washer/dryer, integrated microwave, integrated fridge and freezer, electric oven with 4 ring induction hob and overhead sliding extractor fan, electric fire, thermostat, light fixture and floor level lighting, brushed steel sockets and switches, storage cupboard (0.57m x 0.62m) housing the electric fuse box and hooks.





## Bedroom

9'7" x 8'11" (2.94 x 2.74)

UPVC double glazed window and door leading to rear decking and steps, fitted curtains with rail, wardrobe behind sliding mirrored doors with shelving and rail, TV connection point, overhead infrared heating located in the ceiling, thermostat for bedroom, thermostat for bathroom, pendant light fixtures, sockets and switches.

## Bathroom

3'10" x 9'6" (1.18 x 2.92)

Large walk in shower with glass shower door, inset shelf for shower, vanity sink underneath with cupboard storage, toilet with hidden cistern, floor level lighting, overhead infrared heating located in the ceiling, towel rail radiator, extractor fans, de-mister mirror with lighting, wall and base units.





**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## FLOORPLAN

Not to scale

### For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

