

Pygott & Crone

Lilypad Lodge , Middle Lane

Thorpe on the Hill, Lincoln, Lincolnshire, LN6 9AJ

£285,000

3 Bedroom Lodge

- Leasehold
- Three bedrooms
- Shower room and ensuite
- Immaculately presented throughout
- Prime position overlooking the lake
- Parking
- No onward chain
- EPC Rating - E, Council Tax Band Previously - C (Currently has Rateable Value of £2,600pa)

Click here to access the Energy Performance Certificate for Lilypad Lodge , Middle Lane, Thorpe on the Hill, Lincoln, Lincolnshire, LN6 9AJ





Overview

Situated in a desirable lakeside setting in Thorpe on the Hill, Lilypad Lodge is a beautifully presented three-bedroom detached lodge, offered to the market in immaculate condition throughout. The lodge offers the potential to make a wonderful home or, alternatively, to continue as a successful and well-established holiday let, as it has been operated in recent years. For further information, please contact the selling agent.

The property boasts a spacious open-plan living area with log burner, creating a fantastic space for relaxing and entertaining, with lovely views across the lake. There are three well-proportioned bedrooms, including a main bedroom benefiting from en-suite facilities. A modern family bathroom serves the remaining bedrooms.

Externally, the lodge benefits from an enclosed patio area with hot tub, providing a lovely outlook and two allocated parking spaces, adding to the convenience and appeal of this fantastic property.





Thorpe on the Hill enjoys a lovely position on the outskirts of Lincoln, offering the perfect balance of peaceful surroundings and convenient access to local amenities. The popular Whisby Nature Park is nearby, providing beautiful walks and opportunities to enjoy the surrounding countryside, while the historic city of Lincoln is just a short drive away, offering a fantastic range of shops, restaurants, bars and attractions. Excellent road links are also available via the nearby A46.

Agents Note: The property is accessed via a shared road.

All fixtures and fittings (hot tub included) are included as part of the sale.

The property is built to standard construction but does have timber outer cladding, which has been signed off by building control.

The property features a sewage treatment plant, shared with other lodge's on site.

The annual service charges and ground rent total approximately £3,000. There is no council tax but there is a rateable value of £2,600 per annum.







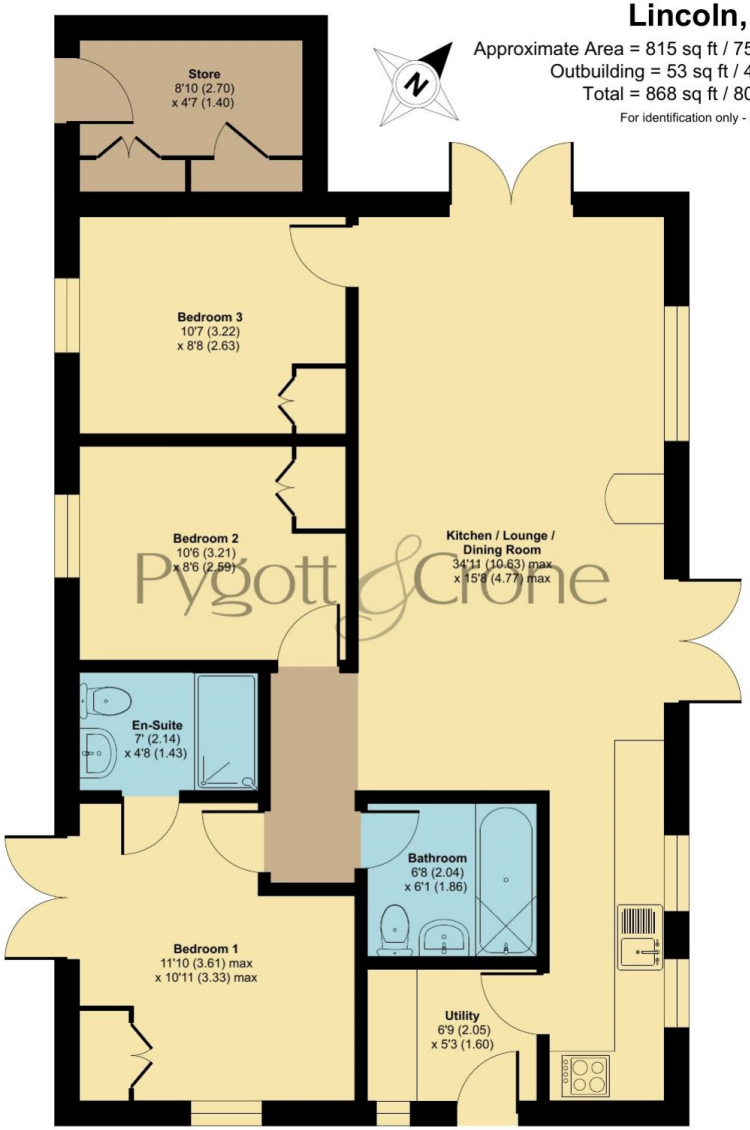






Thorpe Park Lodges, Middle Lane, Thorpe-on-the-Hill, Lincoln, LN6

Approximate Area = 815 sq ft / 75.7 sq m
Outbuilding = 53 sq ft / 4.9 sq m
Total = 868 sq ft / 80.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1550254









Location



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Tommy Luff

Mortgage Adviser

0330 912 0007

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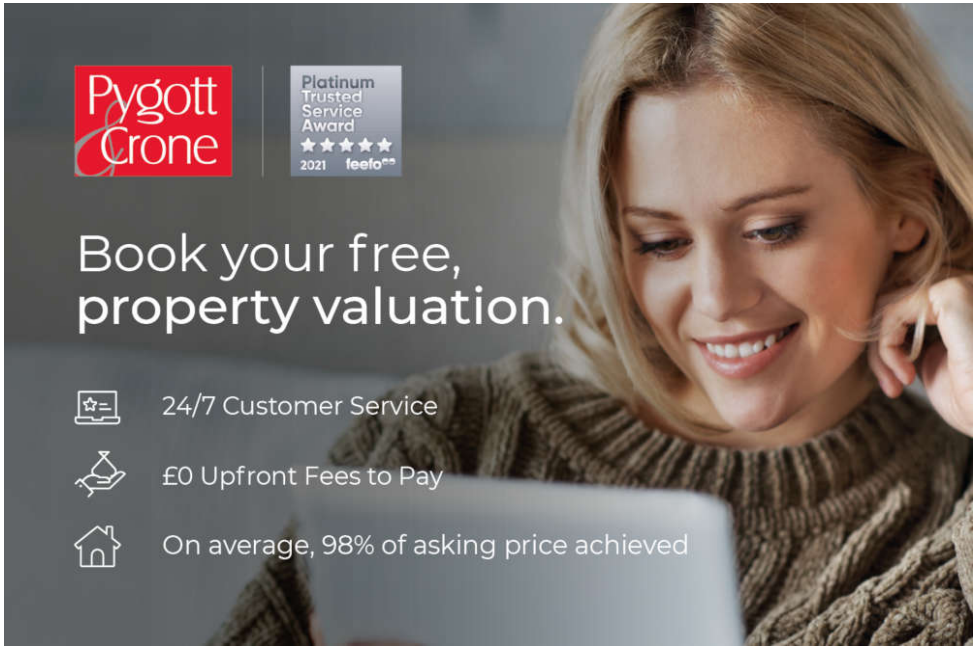
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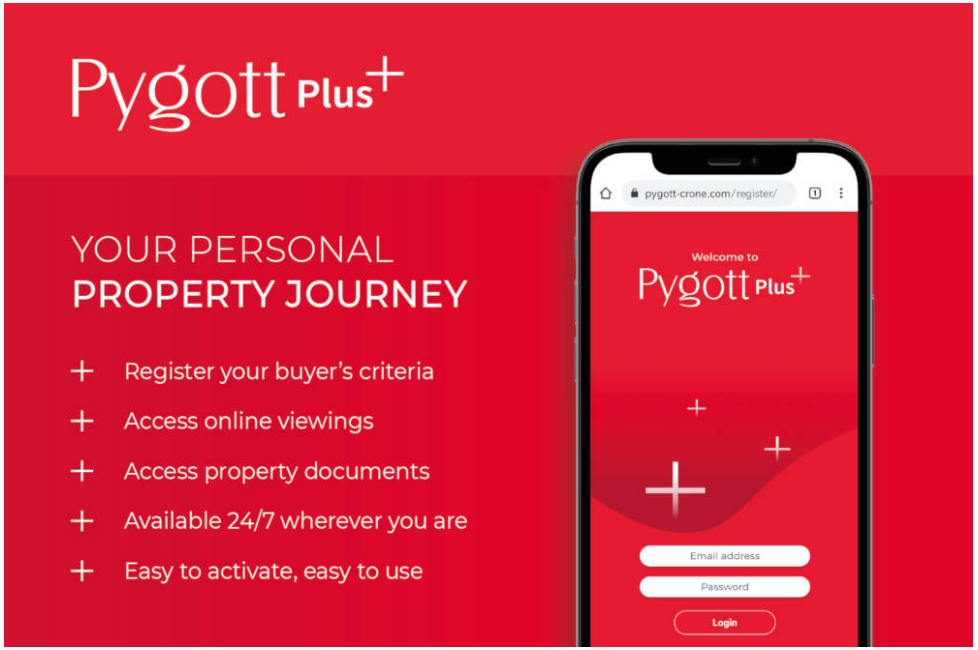
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Houses. Homes. Harmony.

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Lilypad Lodge , Middle Lane, Thorpe on the Hill
is on the market with our Lincoln branch

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