





ND25 Kingfisher Lake, Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 5UQ or call the office at any time for detailed directions from your location.

### **SUMMARY**

Taking advantage of this fantastic lakeside position with views across Kingfisher Lake, is this fantastic and larger than average, three bedroom holiday home. The accommodation includes triple aspect sitting room, separate dining area, well equipped kitchen, three bedrooms with built in storage, shower room, and an ensuite. It is convenient to the many leisure facilities on this desirable site as well as the rest of the Cotswold Lakes beyond.

### **PROPERTY**

The property is accessed into a good size kitchen/dining room with a range of storage, built in appliances and space for a dining table. It is open to the triple aspect living room with feature fireplace, and fantastic lake views.

There is an inner hall with cupboard housing the electric central heating boiler and access to all of the rooms. There are three good size bedrooms which all have built in storage and the master also has an ensuite fitted with suite comprising wc and wash hand basin. The property is completed by the shower room fitted with a suite comprising shower, wc, and wash hand basin.

### **GARDENS**

The property features decking with stunning lake views across Kingfisher Lake. It also takes advantage of this luxurious development with plenty of communal gardens, as well as leisure amenities, to enjoy. There is nearby parking available.

### **LOCATION**

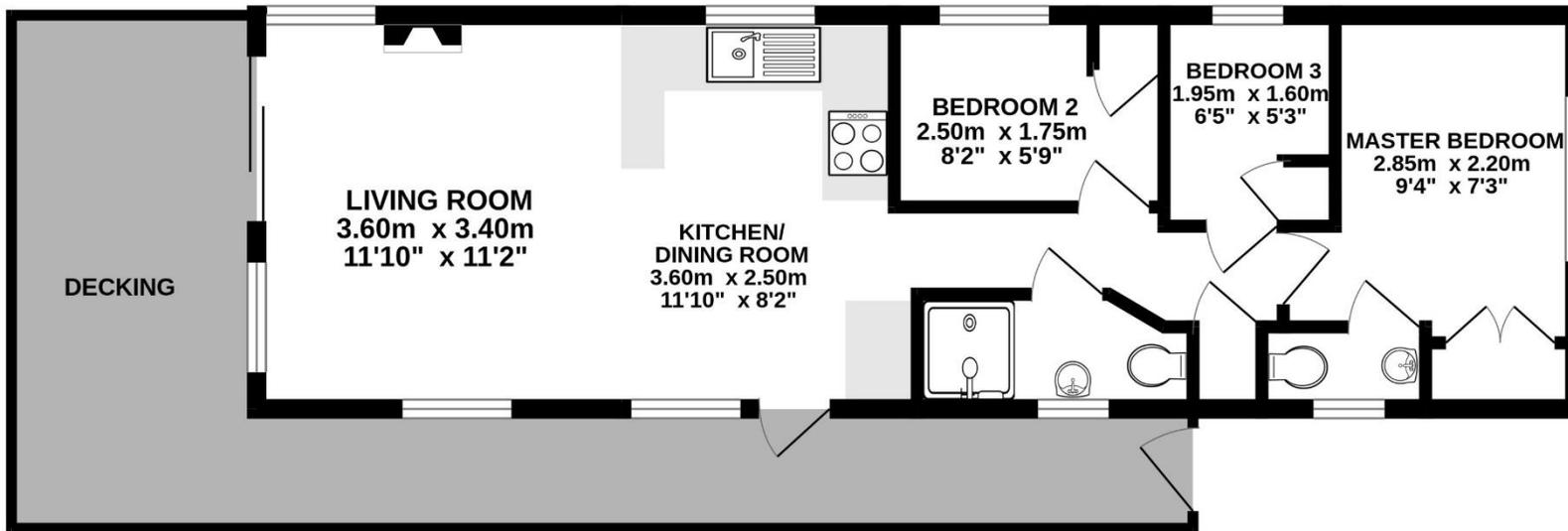
The property is located on the exclusive Cotswold Hoburne resort in the heart of the Cotswold Lakes. Facilities include an impressive entertainment complex which include children's play area, bar, and restaurant, indoor and outdoor heated pools, boating and fishing lakes, adventure golf, tennis court, multi-use games area, adventure playground, amusement arcade, shop, and much more! It is located on the edge of South Cerney which is an attractive village with a further shops and popular pubs and is within easy reach of the many beautiful walks and leisure facilities that the Cotswold Lakes have to offer.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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 mis-statement. 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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