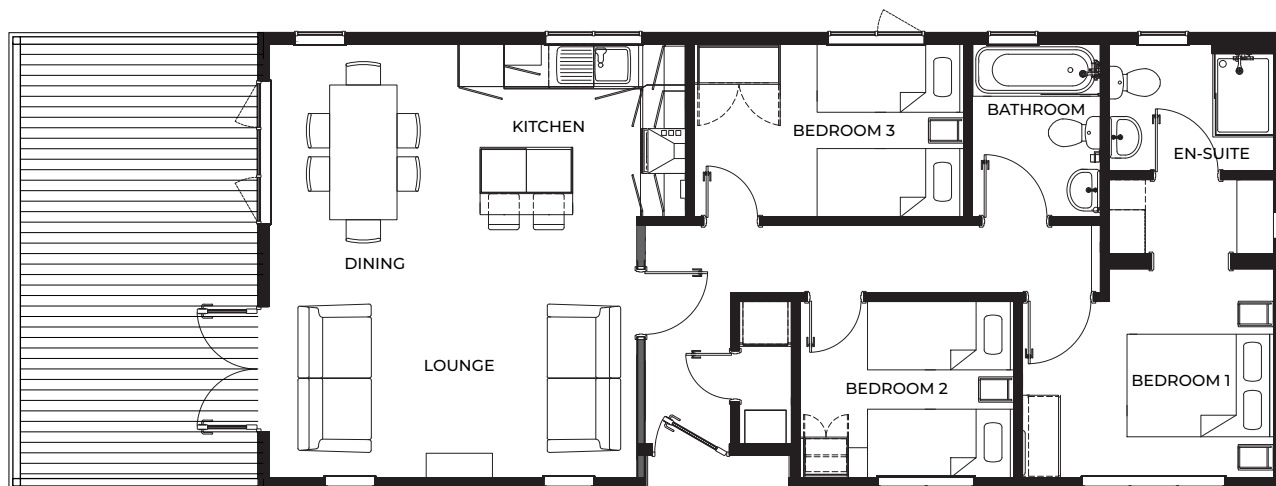
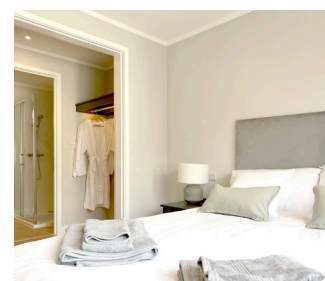




**The Lakemere**  
THREE BEDROOM LUXURY LODGE

- Open-plan kitchen/living/dining area with French doors
- Three bedrooms
- Master bedroom with dressing area and en-suite
- Family bathroom
- Hot-tub on decking area
- Parking space



Lounge/Dining/Kitchen Area	5.7m x 4.9m	18'8" x 16'1"
Bedroom 1	3.3m x 2.7m	10'10" x 8'10"
Bedroom 2	2.8m x 2.3m	9'2" x 7'7"
Bedroom 3	3.6m x 2.3m	11'10" x 7'7"
Bathroom	2.3m x 1.7m	7'7" x 5'7"

\*All measurements are maximum dimensions

The Lakemere has room for the entire family thanks to vaulted ceilings, a large open layout, and plenty of storage throughout.

Light coloured flooring and big, full-length windows give the entire place a light, airy, and spacious vibe. You have access to all contemporary conveniences thanks to the integrated appliance suite in the modern kitchen.

Finally take in the vista of lakes from your personal decking area.

**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. Find out more at [www.consumercode.co.uk](http://www.consumercode.co.uk)

  
PROUDLY BUILT IN BRITAIN

For more information about **The Lakemere** at Serenity Lakes call 07951 636362

Please note: All measurements shown are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All images are for illustrative purposes only and the final building detailing and finishes may vary slightly from what is shown. For exact plot specification, landscaping, details of external and internal finishes, dimensions and floorplans, please speak with our Sales Advisor. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.

## Autograph Specification

The essence of the Autograph programme is the level of consistency across the range of locations within the programme, which offers customers a sense of reassurance that the quality and experience at one location will be matched at any of the other sites within the programme.

Our location will offer you many unique elements to your holiday experience, a certain level of consistency will be maintained; thus holding the Autograph brand together.

### Accommodation

All accommodation will be furnished to a high standard and have a level of interior décor and finish that represents a modern and contemporary standard. In addition to the basic requirements all accommodation will include;

### Outside

- A private deck or garden with quality outdoor furniture (suitable for maximum number of people staying in the lodge).
- Private outdoor hot tub with appropriate privacy and seclusion.

### Living Area

- Flat screen TV minimum 40" with Freeview.
- Free Wi-Fi access available on site where geographically possible.
- Comfortable sofas suitable for maximum number of people staying in the accommodation.

### Bathroom

- Bathroom with bath and overhead/separate quality shower.
- Hooks for bathrobes.
- Fluffy towels (including bath sheets) supplied for each person.
- Luxury toiletry pack including shampoo, conditioner, body lotion, bar of soap and/or hand wash. Ample toilet rolls provided.

### Bedroom

- Double sized bed in master bedroom with quality pocket sprung mattress.
- Flat screen TV in master bedroom (minimum 22").
- High quality bed linen, fluffy pillows and duvets.
- Hairdryer and mirror.
- Full size beds where possible.

### Welcome Pack

- Welcome Pack including, tea, coffee, milk and sugar.
- Cleaning pack including tea towel, dishcloth, oven gloves, dishwasher tablets, bin liners, Kitchen roll and washing up liquid with sponge.

### Health and Safety

As the health and safety of all guests is of paramount importance all accommodation complies with the latest health and safety regulations and a fire risk assessment will have been undertaken. Autograph accommodation will have:

- Fully operational smoke alarms
- The appropriate fire extinguisher and fire blanket
- As the Autograph accommodation will have a private hot tubs, customers will be made aware of the risks and rules associated with bathing prior to their usage and full written safety details will be provided in the accommodation as part of the welcome folder/information pack.
- Hot tubs will be maintained and cleaned on a regular basis and water will be safe for bathing at all times and treated in line with the manufacturers' guidelines. Customers will be personally shown how to use their hot tub shortly after arrival.

### Information

- Local area information to help you make the most of your stay will be provided in the accommodation or in a central reception area.
- Information on local guides, recommended pubs, pre-qualified food delivery service (take-away menus) and restaurants.
- Information regarding additional leisure activities available in and around the local area will be made available. Where possible, discounts or preferential rates will be obtained for you while staying on site.

### Personal Service

The Autograph concept embodies an element of service, which will be provided as a core element of the overall proposition. At each location, this service will include:

- A personal welcome within one hour of arrival.
- Contact details for general enquiries and maintenance will be made available, someone will be on call 24 hours a day for emergencies.
- We can help you facilitate the booking of additional activities in and around the local area - either offering to book on your behalf or providing relevant contact numbers and names and any personal recommendations.

