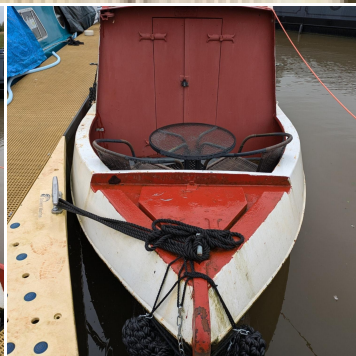




# BOAT SALES

LAKELAND LEISURE ESTATES



## Little Wren - Semi Trad

**Price: £25,000**

### Key Features

<b>Berths:</b>	4
<b>Length &amp; Type:</b>	45ft Semi Trad
<b>Year:</b>	1991

### Description

Step aboard and discover the charm of Little Wren, this delightful 45ft semi-trad narrowboat is bursting with personality, ready to be your home on the water. From the moment you enter, you'll be greeted by a vibrant and funky interior, perfect for those who want something a little different.

The galley is a joyful space, featuring a splash of colourful tiles that add life and creativity to the kitchen. Bold and bright, these tiles make this area feel playful yet practical. With an unfitted unit composed of drawers and cupboards, and free-standing shelving for extra storage, it's easy to keep your cooking essentials organised. A 240v mains-operated oven/grill/hob ensures you're equipped to prepare meals in style, making the galley not only functional but full of personality.

The saloon is a warm and inviting space, perfect for relaxing or entertaining guests. A bold pink feature wall adds a funky flair, while the cosy squirrel multi-fuel stove ensures you stay warm throughout the seasons. The breakfast bar with two stools creates a casual dining space, and the Clic Clac sofa bed provides additional sleeping options for overnight guests. Paired with a narrow storage cupboard and a TV/DVD unit, the saloon is both stylish and practical, with a unique charm that sets Little Wren apart.

At the stern, the master bedroom offers a quiet and functional retreat. With a small double ottoman storage bed, you'll have plenty of room to keep personal belongings tucked away. A chest of drawers and hanging rail provide further storage, while the steel-clad door leads directly to the stern deck, offering easy access to the outdoors and a peaceful spot to enjoy your morning coffee or an evening breeze.

The bathroom is well-equipped with a new Thetford 92820 Porta Potti 365 (installed in August 2023) and a shower that features a whale gulper 220 drain pump for efficient drainage. A vanity basin with running water ensures your everyday needs are met, rounding out this practical space.

Currently moored at the picturesque Shakespeare Marina, just a short 10-minute walk from the historic town centre, Little Wren is a charming narrowboat that blends a cosy atmosphere with funky, colourful design elements. While she's ready for some modern updates, her current layout offers a perfect retreat for holidays on the water or as a comfortable liveaboard. With the option to retain the mooring, this unique boat is eagerly awaiting its new owner to continue the journey. Early viewings are highly recommended to fully appreciate this quirky and character-filled gem.

### Disclaimer

Whilst every care has been taken in the preparation of these specifications, no guarantee is given or implied as to their accuracy. These particulars are intended only as a guide, and they do not constitute a term of any contract. Lakeland Leisure Estates Ltd advises prospective purchasers to obtain an independent survey from a qualified Marine Surveyor to satisfy themselves as to the condition of the craft.

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## Additional Specs

- **Length/ Boat Style:** 45ft Semi-Trad Narrowboat
- **Hull By/ Fit out by:** R & D Fabrications
- **Layout stern to bow:** Bedroom, Bathroom, Galley, Saloon
- **Year Built:** 1991
- **Engine and gearbox:** BMC engine Hurth gearbox
- **Engine hrs/Last Service:** Engine serviced 2023
- **Berths:** 4
- **Boat Safety Certificate:** BSSER-409650/21
- **Last Blacking & type:** Blacked approx 3 years ago
- **Hull thickness:** 10/6/4
- **Inspection hatch and location:** Quick release weed hatch at the stern
- **P/out or Cassette:** Cassette
- **Last Survey:** 21 June 2023
- **Side hatches and Locations:** Port Side Hatch
- **External Covers:** None
- **Batteries:** None
- **Electric Supply:** 12v Lighting, Shore Power, Portable battery charger
- **Galvanic Isolator:** Inline
- **Hot Water Supply:** Instant hot water (Cointra)
- **Cabin Heating:** 1 x 230v electric radiator, Squirrel multi fuel stove
- **Gas Cylinders No & type:** 2 x 13kg

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