



Main Bank Tallington Lakes Leisure Park, Tallington, STAMFORD

£110,000 Leasehold

**Sharman
Quinney**

Key Features



Years remaining as of
£ Ground Rent pcm
Review due:
£ Service Charge pcm
Review due:

- Lakeside Views
- Two Bedrooms
- En Suite
- Family Bathroom
- Open Plan Living Space

Accommodation Includes

Open Plan Kitchen/Dining/Living Area
5.83m x 4.10m (19'1" x 13'5"). The lounge dining area offers windows to the side aspects, electric flame fire, and patio doors opening to rear decked area offering lakeside views.

The Kitchen Area is fitted with a range of eye level and base units with worktop over, sink and drainer, built in electric oven and microwave with gas hob, integral fridge freezer, integral dishwasher, boiler cupboard, wine cooler, dual heat and air conditioning unit, boiler cupboard, door to:



Utility Area

Comprising radiator, plumbing for washing machine, cupboard space.

Bedroom One

3.42m x 2.36m (11'2" x 7'9"). Window to rear aspect, radiator, dual heat and air conditioning unit, door to:

En Suite

Comprising shower cubicle, pedestal wash hand basin, wc, heated towel rail, window to side.

Bedroom Two

2.58m x 2.52m (8'5" x 8'3"). Window to side aspect, fitted cupboards, radiator, door to:

Bathroom

Comprising panel bath with mixer tap shower, wc, vanity wash hand basin with cupboard below, heated towel rail, skylight, door to inner hall.

Outside

To the front there is a storage shed and driveway providing ample parking. A five bar gate provides access to a garden area to the side and rear of the property offering views across the lake. A ramped walkway provides access to the side and rear of the home which is enclosed by fencing and decking complimented with outside lighting and glass balustrades to the rear.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE**
home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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