



Lagoon Lodge, Barholm Road, Tallington Lakes, Stamford
£110,000 Leasehold

**Sharman
Quinney**

Key Features

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40 Years remaining as of 01 Jan 2015

£6132.00 Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Secluded Location
- Double Lodge
- Open Plan Living Space
- En Suite
- Family Bathroom

Accommodation Includes

Open Plan Kitchen/Dining/Living Area
6.69m max x 5.86m (21'11" max x 19'2"). The lounge dining area offers windows to the side aspects, two radiators, electric flame fire, dual heat and air conditioning unit and two patio doors opening to the front decked area.



The kitchen area is fitted with a range of eye level and base units with worktop over and underlighting, sink, built in electric oven and microwave with gas hob, integral fridge freezer, window to side,

Utility Area

1.85m x 1.95m (6' x 6'4"). Comprising radiator, plumbing for washing machine, cupboard space housing boiler.

Inner Hallway

Storage cupboard.

Bedroom One

4.64m x 2.83m (15'2" x 9'3"). Window to side aspect, radiator, fitted wardrobes and drawers.

En Suite

Comprising panel bath with mixer tap shower, vanity wash hand basin with drawers below, wc, heated towel rail, window to rear aspect.

Bedroom Two

3.58m x 2.85m (11'9" x 9'4"). Window to side aspect, fitted wardrobes.

Shower Room

Comprising shower cubicle with jacuzzi shower, vanity wash hand basin with drawers below, wc, window to side, heated towel rail.



Outside

The lodge benefits from a combination of decking and lawned garden area with fencing, front and rear gate access, patio area, driveway and storage shed with power and light connected.

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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