



Tattershall Lakes Country Park, Sleaford Road, Tattershall,

- Literally LAKE SIDE with STUNNING views, including to Tattershall CASTLE and from SIX seat HOT TUB
- Extensive PVC DECKING/walkway with canopy lighting and those VIEWS
- NEW 2015 38ft x 20ft LODGE that is AVAILABLE IMMEDIATELY and can be used ALL YEAR round, ALL FURNITURE, furnishings and fittings INCLUDED
- Dual aspect LOUNGE area with remote controlled coal effect fire, and dual aspect DINING area with FRENCH doors to decking and lakeside
- MODERN BATHROOM with wall mounted shower extension and glass pivot shower door over bath, MODERN EN-SUITE with DOUBLE WIDTH shower, both rooms having soft closure vanity units
- GENEROUS EXTRA WIDE PLOT with TWO PARKING spaces, GARDEN, and steel shed with power
- TWO DOUBLE BEDROOMS, both with BUILT IN furniture, TWO bathrooms
- 410 sq ft triple aspect OPEN PLAN living with BEAUTIFUL VIEWS, French doors, vaulted ceiling, cloaks and pantry cupboards
- MODERN soft closure fitted KITCHEN with ISLAND, breakfast bar and built in APPLIANCES including 5 ring gas hob, fan assisted oven, microwave, fridge freezer, dishwasher etc
- Gas CENTRAL HEATING, UPVC double glazed including French and external doors

Price £80,000



Tattershall Lakes Country Park, Sleaford Road, Tattershall, Lincoln, LN4 4LR

DESCRIPTION

This is literally lakeside with stunning far reaching lakeside views including to Tattershall castle and from six seat hot tub, extensive wood effect PVC decking and walkway with canopy lighting, all on an extra wide plot with two parking spaces, garden and steel shed with power, a new 2015, two double bedroom (both with built in furniture), two bathroom and 410 sq ft triple aspect open plan living with beautiful views, French doors, vaulted ceiling, cloaks and pantry cupboards, a Homeseeker 'Olympia' twin 38 ft x 20 ft lodge, available immediately, can be used all year round, and with NO 'upward CHAIN'.

It also benefits from all furniture, furnishings and fittings included (except TV), gas central heating and UPVC double glazing including French and external doors.

With stunning lake views including to Tattershall castle, the property consists of 410 sq ft triple aspect vaulted ceiling open plan lounge (with remote controlled coal effect fire), dining and modern fitted kitchen (including island, breakfast bar and built in appliances: 5 ring gas hob, fan assisted oven, microwave, fridge freezer, dishwasher etc), cloaks and pantry cupboards, French doors off to the decking and lakeside and external door to walkway, inner hall, modern bathroom room (with wall mounted shower extension, glass pivot shower door over bath, and soft closure vanity unit), master bedroom with built in furniture (including quadruple wardrobe, chest of drawers and dressing table), modern en-suite (having double width shower and soft closure vanity unit), and second double bedroom (having built in double wardrobe and chest of drawers).

The site can be used 12 months of the year by extending the standard 10 month agreement for an additional £410 and the standard pitch fee 2024/25 is £7905.43 excluding any loyalty discount. Of course, the property can be profitably rented out. In addition to the advertised price, a park purchase fee of 15% plus VAT is to be added.

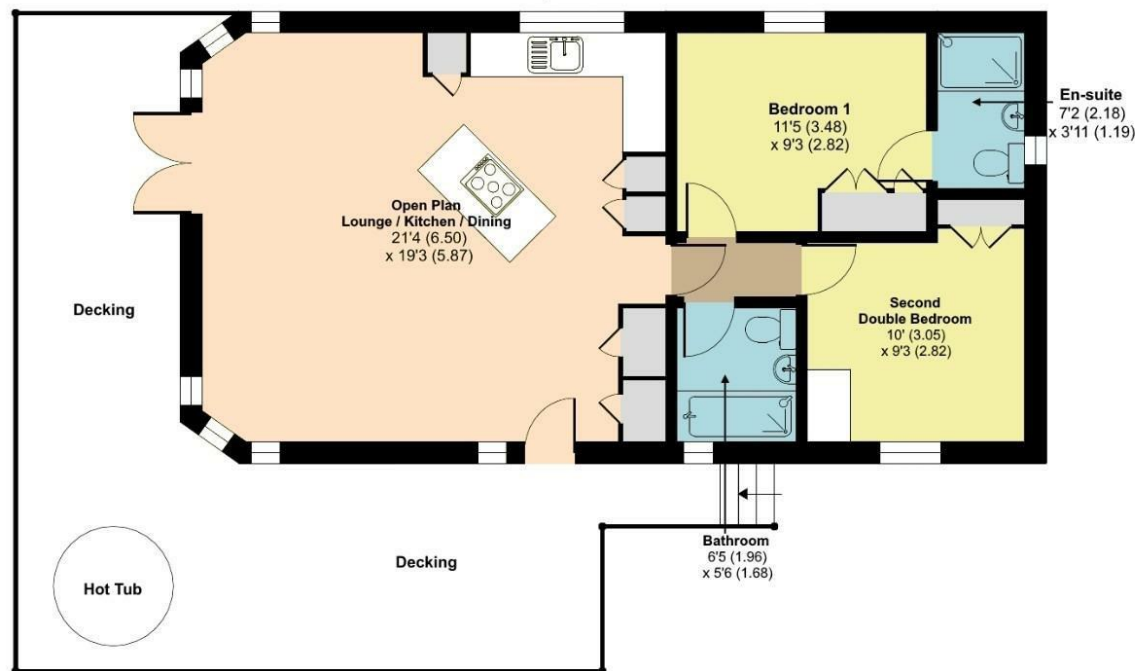




Tattershall Lakes Country Park Sleaford Road, Tattershall, Lincoln, LN4

Approximate Area = 709 sq ft / 65.9 sq m

For identification only - Not to scale



**APPROX FLOOR
AREA 65.9 SQ M
(709 SQ FT)**



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1140714

Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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