



## Tattershall Lakes Country Park, Sleaford Road, Tattershall,

- FANTASTIC 78 YEAR LEASE, 'DOUBLE' width PLOT and GENEROUS garden, literally LAKE SIDE with STUNNING views in a COUNTRY PARK
- Can be USED ALL YEAR round, AVAILABLE IMMEDIATELY, NO 'upward CHAIN'
- 260 sq ft DUAL aspect VAULTED ceiling LOUNGE DINER with TWO ceiling FAN lights and FRENCH doors to decking, garden and lakeside, MEZZANINE loft room with light, power and TV aerial
- BATHROOM with 3 piece suite and EN-SUITE SHOWER room with corner quadrant shower
- SPACIOUS 937 sq ft, SUBSTANTIALLY built, TWO DOUBLE bedrooms, TWO bath/shower rooms, LOG CABIN, NEW 2005 with PARKING for FIVE cars, ONLY COUNCIL tax band 'A'
- GARDEN with those VIEWS, 2 EXTENSIVE DECKED seating areas (including raised, PVC decking and enclosed with GLASS balustrade PANELS), LARGE SHED, metal PERGOLA, brick BBQ
- OPEN PLAN KITCHEN with unit display lighting, built in appliances including BOSCH and NEFF, stainless steel circular sink and matching inset drainer etc, Hall UTILITY cupboard
- Gas CENTRAL HEATING with 4 YEAR old Worcester BOILER serviced annually, DOUBLE GLAZED including UPVC FRENCH doors, external light and water supplies

**Price £170,000**



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

## DESCRIPTION

With a fantastic 78 year lease, 'double' width plot and generous garden, literally lake side with stunning views in a country park, this is a spacious 937 sq ft (including mezzanine), substantially built, two double bedroom, two bath/shower room, log cabin, new 2005 with parking for 5 cars, with full residential use all year long, is available immediately, and there is NO 'upward CHAIN'.

The generous garden, with those views, has 2 extensive decked seating areas (including raised, PVC decking and enclosed with glass balustrade panels), large shed, metal pergola, and a brick BBQ.

The property consists of spacious 'L' shaped hall having cloak storage cupboard and utility/boiler storage cupboard (including light, space/plumbing for washing machine with tumble dryer over, Worcester boiler), 260 sq ft dual aspect vaulted ceiling lounge diner (with two ceiling fan lights and French doors to decking, garden and lakeside), open plan kitchen (with unit display lighting, built in appliances including Bosch fan assisted oven, Belling stainless steel gas hob, Neff dishwasher, stainless steel circular sink and matching inset drainer etc), mezzanine loft room (with light, power and TV aerial), bathroom (with 3 piece suite), en-suite shower room (with corner quadrant shower), and the two double bedrooms including dual aspect.

It also benefits from gas central heating with 4 year old Worcester boiler serviced annually, double glazed including UPVC French doors, 2024 electrical certification, external light and water supplies.

The site can be used 12 months of the year and the pitch fee 2025/26 is £4,200. Of course, the property can be profitably rented out.

Tattershall Lakes is situated within a woodland setting having a range of facilities and activities including lakes for jet-skiing, water-skiing and fishing, man-made beach, swimming pools, splash zone, spa, gym, sauna, children's play areas, daytime and evening entertainment, bars and eateries etc – something for everyone.





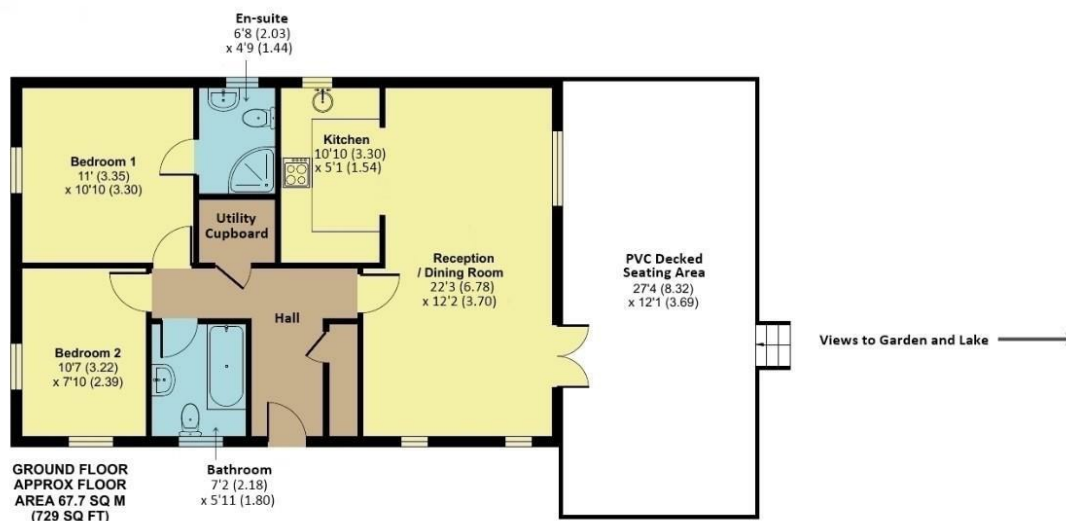
# Tattershall Lakes Country Park, Sleaford Road, Tattershall, Lincoln, LN4

Approximate Area = 937 sq ft / 87.00 sq m

For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 19.3 SQ M  
(208 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 67.7 SQ M  
(729 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1276894

## Viewings

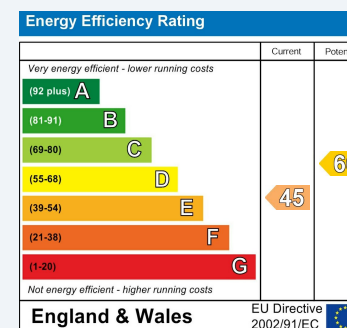
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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