



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

- Literally LAKE SIDE with STUNNING VIEWS including to Tattershall castle, from inside the property, the clear glass enclosed decking, and from the SIX seat HOT TUB
- GENEROUS EXTRA WIDE PLOT with TWO PARKING spaces, GARDEN, and steel shed
- MODERN LODGE that is AVAILABLE IMMEDIATELY and can be used ALL YEAR round, ALL FURNITURE, furnishings and fittings INCLUDED
- Dual aspect LOUNGE area with FEATURE fireplace, and dual aspect DINING area with PATIO doors to decking and lakeside
- THREE DOUBLE BEDROOMS and TWO bathrooms, master bedroom with WALK-THROUGH wardrobe, the other 2 bedrooms with BUILT IN furniture
- Extensive wrap around PVC DECKING/walkway enclosed by frameless clear glass panels, also having lighting and those VIEWS
- 410 sq ft triple aspect OPEN PLAN living with BEAUTIFUL VIEWS, patio doors, vaulted ceiling, cupboard
- MODERN fitted KITCHEN with horseshoe PENINSULA, suspended extractor & built in APPLIANCES incl 5 ring gas hob, double oven, microwave, fridge, freezer, dishwasher, washing machine etc

**Price £70,000**





# 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 wrap around decking and walkway with lighting, all on a wide plot with two parking spaces, garden, and steel shed, a modern three double bedroom (all with built in furniture), two bathroom and 410 sq ft triple aspect open plan living with beautiful views, patio doors, vaulted ceiling, a Willerby 'Lancaster' twin 40 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 patio 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 feature fireplace), dining (with patio doors to decking and lakeside), and modern fitted kitchen (including horseshoe peninsula, suspended extractor and built in appliances: 5 ring gas hob, double oven, microwave, fridge, freezer, dishwasher, washing machine etc), built in cupboard, external door to decking.

There is also the inner hall, modern bathroom room (with wall mounted shower extension, glass pivot shower door over bath, and surface mounted hand basin on vanity unit with illuminated mirror over), master bedroom with walk-through wardrobe, modern en-suite (including corner quadrant shower with curved glass sliding doors, and surface mounted hand basin on vanity unit with illuminated mirror over), second and third bedrooms (having built in furniture).

The site can be used 12 months of the year by extending the standard 10 month agreement for an additional £390 and the standard pitch fee 2025/26 is £8,696.43 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.





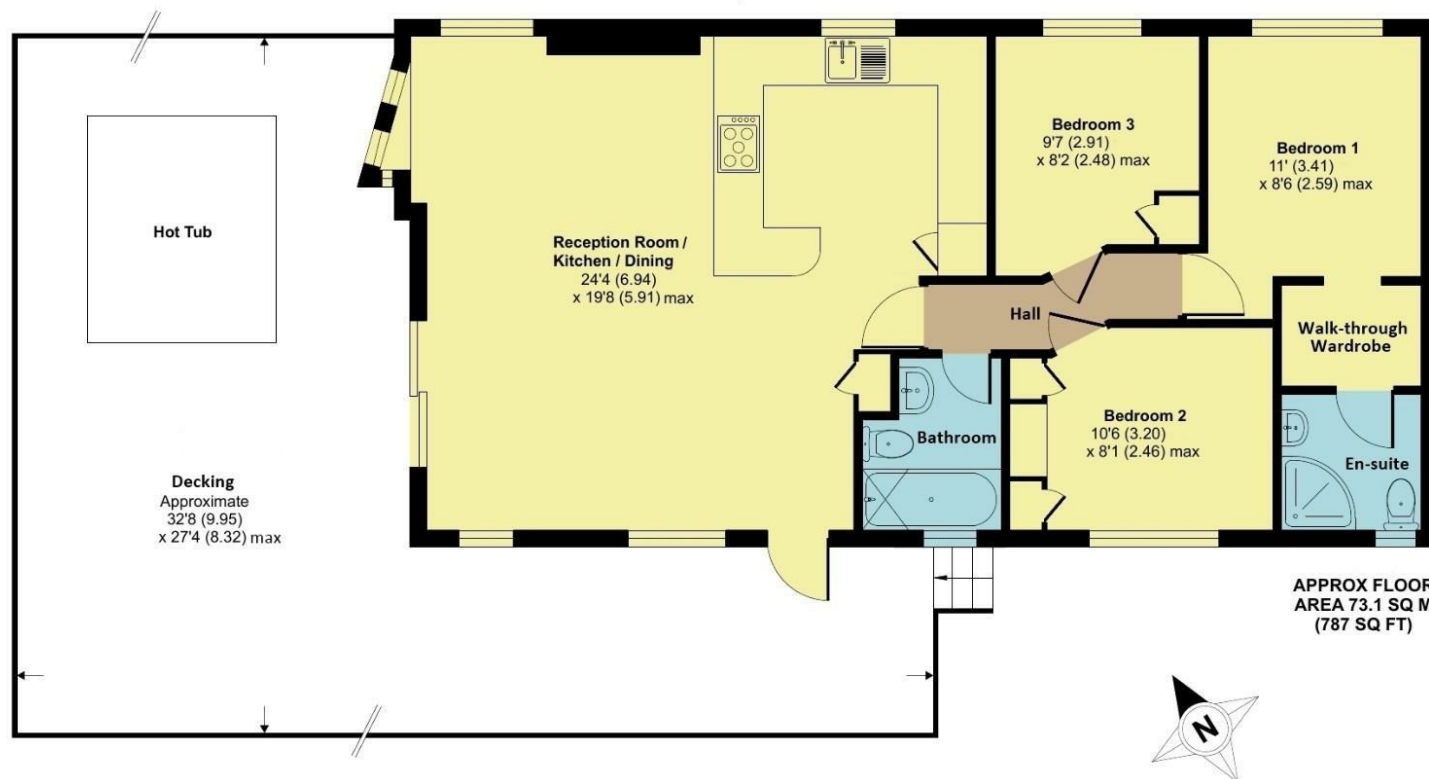




# Tattershall Lakes Country Park, Sleaford Road, Tattershall, Lincoln, LN4

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1345879

## 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.

**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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