



121 Southbank Barholm Road, Tallington, Stamford, PE9 4RJ

 **NEWTON FALLOWELL**

£179,950 - Leasehold



### Key Features

- Omar Kingfisher double lodge
- Two double bedrooms
- Two bathrooms
- Built in wardrobes for both bedrooms
- Open plan living room
- Modern kitchen with integrated appliances
- Spacious decking area
- Generous low maintenance garden
- EPC Rating Exempt





A fantastic double lodge, a beautiful Omar Kingfisher with panoramic views of Tallington Lakes. The lodge boasts vaulted ceilings, an open plan living arrangement with feature fireplace, modern kitchen units, two bathrooms, two double bedrooms, generous decking area, low maintenance garden and ample off road parking.

Step inside the spacious entrance hall, where you'll find a utility space and access into the inner hallway that connects the open plan living room/kitchen diner, both double bedrooms, and the family three-piece shower room. The heart of the home is the large open plan living room, featuring a feature fireplace as its centrepiece, and double French doors that open out onto the triple decking area. The modern kitchen boasts an array of upgraded integrated appliances and contemporary units. Both double bedrooms come with built-in wardrobes, and the three-piece modern shower room. The main bedroom is further elevated with its own three-piece en-suite, complete with bath and vanity area.



As you step outside, the block paved driveway offers ample off-road parking, and a storage shed. Raised steps lead to the wrap-around decking, where you can soak in the breath taking views over the serene lakes. Gravel sections surround the lodge creating a low maintenance garden.



Entrance hall / Utility 1.93m x 1.78m (6.3ft x 5.8ft)

Lounge / Kitchen diner 6.9m x 5.76m (22.6ft x 18.9ft)

Hallway 4.01m x 0.96m (13.2ft x 3.1ft)

Bedroom one 4.94m x 2.77m (16.2ft x 9.1ft)

Ensuite 2.8m x 1.59m (9.2ft x 5.2ft)

Bedroom two 3.44m x 2.8m (11.3ft x 9.2ft)

Shower room 1.99m x 1.85m (6.5ft x 6.1ft)

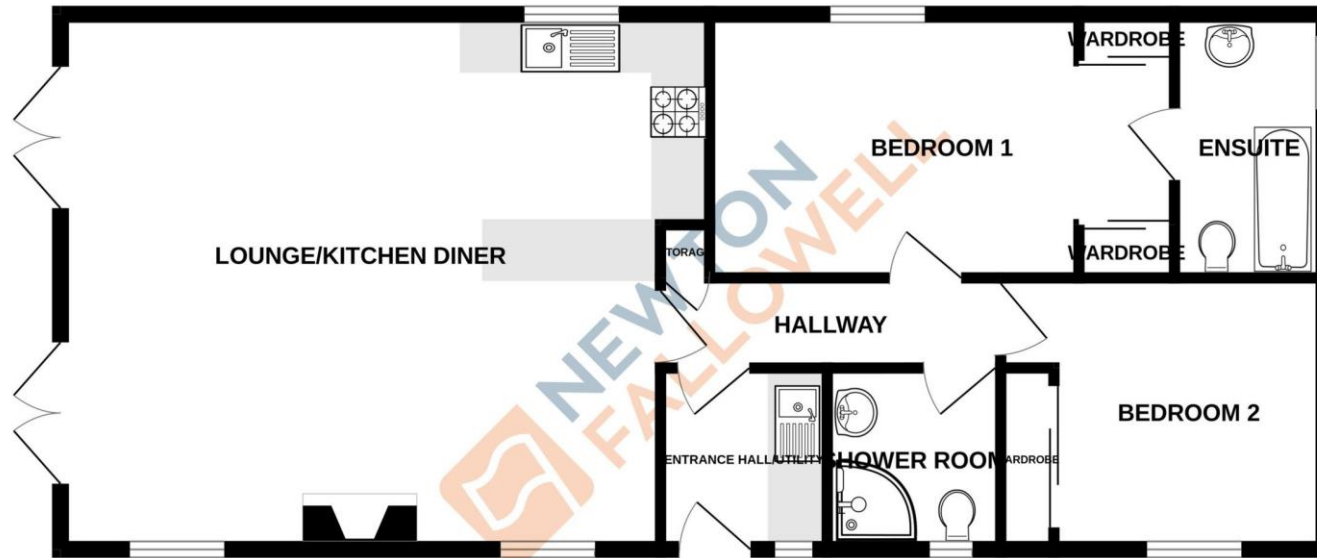
#### Agent Note

Annual membership and plot fee is £3971.44  
Approx. 35 years remaining on its 40 year lease.





GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.