



11 Lodge Park Homes, Market Place, Tattershall, LN4 4LH



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Leasehold

£66,000



## Key Features

- Detached park home
- Over 55's only
- Recently refurbished
- One bedroom
- Lounge & re-fitted kitchen
- Re-fitted shower room
- Off-road parking & garden

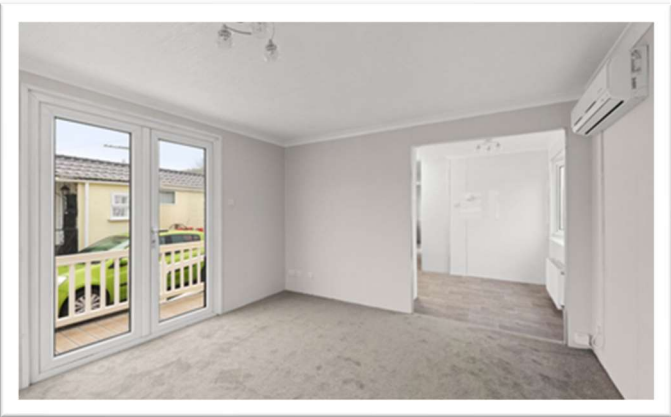




A 37' x 12' refurbished park home for the over 55's on a residential park in the centre of the village with a bus stop close to the entrance to the side. The property has been re-painted externally and has new fascias and gutters. Inside the property has been decorated, has new flooring along with a re-fitted kitchen and shower room. The property has also been re-insulated and has new electrics and radiators.

Having accommodation comprising: entrance hall, kitchen, lounge, bedroom and bathroom. Outside the property has a small garden and off-road parking.

The village of Tattershall has a range of amenities including shops and schools along with further amenities in the neighbouring village of Coningsby. The town of Boston is approximately 15 miles away with the city of Lincoln being approximately 22 miles away.



#### ENTRANCE HALL

Steps up to a decked veranda with part glazed side entrance door to the:

#### ENTRANCE HALL

Having built-in cupboard and opening to the:

#### KITCHEN

3.87m x 3.52m (12'8" x 11'6")

Having windows to both side elevations, radiator, wood effect flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: stainless steel sink with drainer & mixer tap and LPG hob inset to work surface, cupboards, drawers & appliance space under, cupboards & stainless steel cooker hood over. Work surface return with cupboard under and cupboards over. Further larder style unit. Opening to the:

#### LOUNGE

3.85m x 3.49m (12'7" x 11'6")

Having window to front elevation, french doors to side elevation, coved ceiling, radiator and wall mounted air conditioning unit.

#### BEDROOM

2.95m x 2.35m (9'8" x 7'8")

Having window to side elevation, coved ceiling, radiator and built-in wardrobes.

#### SHOWER ROOM

2.48m x 1.45m (8'1" x 4'10")

Having window to side elevation, radiator, mermaid board splashbacks, shower enclosure with shower fitting, close coupled WC and pedestal hand basin.





## EXTERIOR

The property has a decked veranda, paved footpaths & gravelled areas, storage shed and off-road parking to the side.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via a LPG fired boiler serving radiators and the property is double glazed. The current council tax is band A. We are advised that the site fee is £201 per month, there is a 12 month residency and that two small pets are allowed.

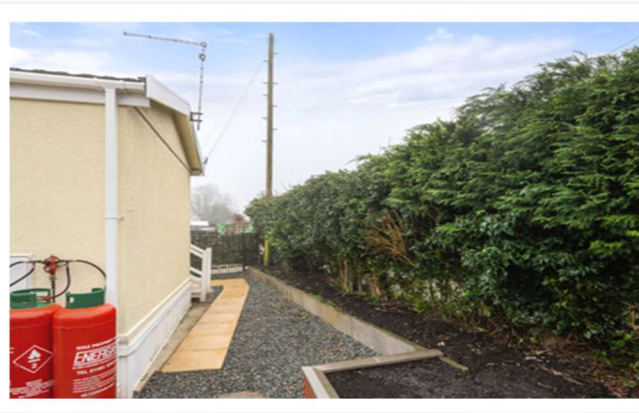
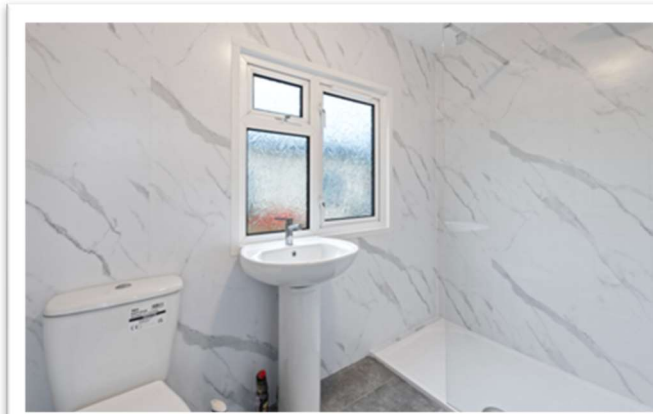
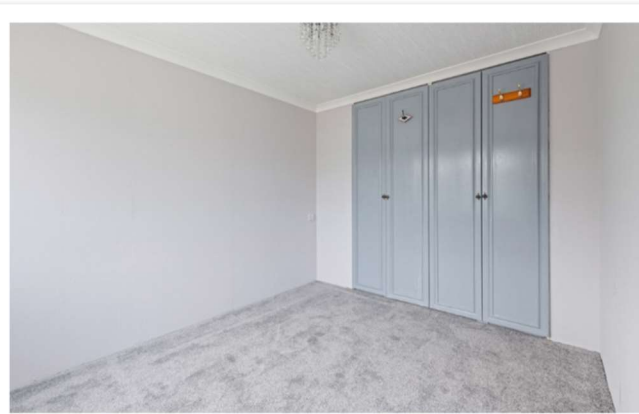
## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Approx. 39.6 sq. metres (426.1 sq. feet)

## Floorplan



 **NEWTONFALLOWELL**

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