



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Tattershall Lakes

Tattershall
LN4 4LR

Offers in the Region Of £200,000

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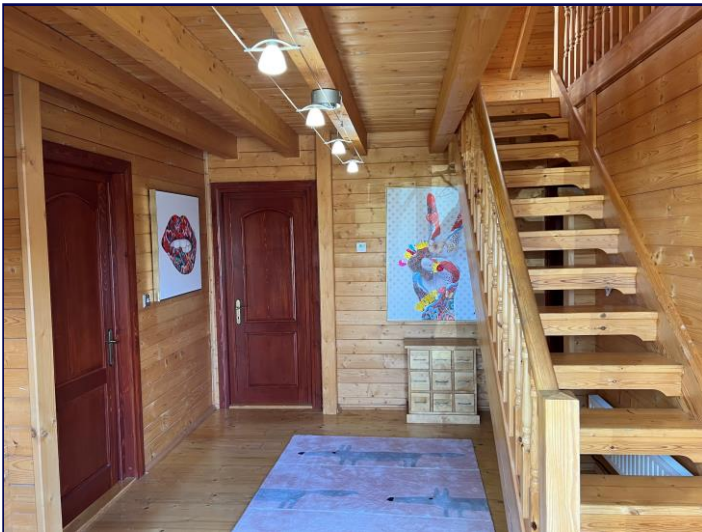
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Property Introduction

****PRIVATE SELLER**** Crofts estate agents are delighted to be able to offer to the market this superb and spacious three double bedroom detached holiday home found upon the ever popular Tattershall Lake development, which itself offers an abundance of amenities and entertainment. Albatross Lodge offers an inverted living experience with the living area and kitchen to the first floor with balcony enjoying views over the adjoining lake. The lodge itself comprises to the ground floor, useful storage cupboard, family bathroom, three well proportioned bedrooms with master having an en suite bathroom and then finally to the rear a ground floor sun room with bar and log burner which has access via two of the bedrooms or from the garden. To the first floor you have a superb open plan living space with more than ample room to accommodate living, dining and the kitchen area. Accessed off from the living area is a first floor balcony which enjoys lovely views over the garden and decked area and over the adjoining lake. Outside the property is set upon this lovely sized plot with parking available near to the entrance door and then a second parking area supplied by the gravel driveway creating parking for a couple more cars. Gated access leads you to the garden to the rear with lawned area, decking and then a further decked platform over the lake with two fishing pegs. Storage area to the opposite side. **VIEWING IS ESSENTIAL TO APPRECIATE THE SPACE THAT IS ON OFFER !!!**

Entrance Hallway

14' 10" x 10' 2" (4.509m x 3.095m)

uPVC double glazed entry door to the side elevation. Central heating radiator. Staircase leading to the first floor accommodation.

Storage cupboard

Useful storage area with boiler.

Family Bathroom

10' 11" x 8' 2" (3.316m x 2.498m)

Bedroom One

11' 10" x 13' 2" (3.606m x 4.012m)

Double glazed window to the side elevation and French doors to the rear leading into the sun room. Central heating radiator.

Ensuite to Bed 1

6' 3" x 9' 2" (1.899m x 2.793m)

With double glazed window to the side elevation

Bedroom Two

14' 10" x 9' 3" (4.514m x 2.809m)

Bedroom Three

11' 10" x 10' 10" (3.613m x 3.308m)

Sun Room

9' 10" x 25' 0" (3m x 7.616m)

First Floor Open Plan Living

39' 10" x 24' 6" (12.129m x 7.460m)

Outside**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and



