



# CROFTS ESTATE AGENTS

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



**Sleaford Road**

**Tattershall  
LN11 9NX**

**£28,000**

This superb modern Willerby Linden 2021 holiday lodge is offered for sale in the ever popular resort of Tattershall lakes country park, found in the beautiful Lincolnshire wolds. Finished to an exceptional standard throughout, the property comes equipped with an open plan fitted kitchen breakfast room with a range of integral appliances, Lounge with television and double doors leading to the outside veranda. There are TWO double bedrooms, having built in fitted wardrobes, along with a cloakroom accessed from bedroom 1 and a separate shower room off the hallway. The lodge offers beautiful lake views and is a short walk from the centre of the resort which offers shops, cafe's bars and restaurants, along with an abundance of leisure activities available. Ideal for personal use, holiday let investment or bolt hole, making it an ideal investment opportunity.

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#### Lounge / Kitchen dining room

17' 2" x 11' 7" (5.22m x 3.522m)

uPVC entrance door from veranda leads into superb open plan kitchen living dining room. With uPVC french doors leading out onto front veranda. uPVC window to each side. Built in double cupboard. Gas fire and Television. Range of fitted units incorporating sink unit and integral oven. Radiator, Door to rear leads into inner hallway.

#### Inner hallway

Leads to bedrooms and shower room

#### Shower room

6' 11" x 3' 3" (2.119m x 0.98m)

uPVC to side. Walk in shower cubicle, close coupled w/c , pedestal wash basin

#### Bedroom 1

8' 3" x 9' 5" (2.51m x 2.864m)

uPVC window to side, radiator, built in fitted wardrobes. Door leading to cloakroom

#### En suite cloakroom

3' 1" x 3' 1" (0.93m x 0.93m)

uPVC window to side, close coupled w/c, pedestal wash basin. Heated towel rail

#### Bedroom 2

7' 8" x 5' 5" (2.329m x 1.651m)

uPVC window to side, built in wardrobe, radiator

#### Outside

The holiday lodge is accessed by entry to Tattershall Lakes resort with easy to navigate directions available on site. There is driveway providing off road parking and open plan lawn to front and rear

**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.

**Viewings**

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

**Council Tax Information**

Band 3: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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 comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 34.3 sq.m. (369 sq.ft.) 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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