



CROFTS ESTATE AGENTS

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



**Cygnet Lodge, 7 Duck
Lake Sleaford Road
Tattershall
Lincoln
LN11 9NX**

£175,000

This superb wooden detached lodge is located in the ever popular Tattershall Lakes holiday resort, providing stunning lakeside views. Built to a high standard in 2004, we understand the property is leasehold with approximately 80 years remaining. Offered for sale with NO FORWARD CHAIN, the property has been beautifully crafted and offers fantastic contemporary living space throughout, which is comprised of large entrance hallway with built in storage cupboard, superb open plan living dining kitchen space with log burner, three spacious double bedrooms with bedroom 1 having en suite shower room and further family shower room accessed from the hallway. Outside, there is a long driveway providing ample off road parking, front garden with storage shed and decking area to the rear over looking the Duck lake/lagoon. Tattershall lakes itself offers an abundance of recreational activities and amenities including shops and restaurants. We are advised that the property can be lived in for 351 days per annum and can also be used as a holiday let, main residence or simply as a quiet and private retreat found within the Lincolnshire wolds.

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Entrance Hallway

9' 6" x 7' 6" (2.895m x 2.28m)

Timber door to side leads into an "L" shaped entrance hall with large built in storage cupboard and 1 radiator

Open plan lounge kitchen dining room

17' 8" x 20' 6" (5.384m x 6.246m)

A stunning contemporary open plan living space ideal for the family. Double glazed windows to both sides and to rear elevation. French doors to rear open out onto outside decking area. Partial oak floor, cast iron log burning stove, range of fitted units incorporating integral oven, hob and extractor, stainless steel sink unit with draining board and mixer tap, plumbing for washing machine, under unit lighting.

Shower Room

7' 2" x 6' 0" (2.187m x 1.823m)

Opaque double glazed window to side. Walk in corner shower cubicle, close coupled w/c, pedestal wash basin

Bedroom 1

9' 7" x 13' 10" (2.92m x 4.223m)

Double glazed window to front, radiator. Door to side opens into en suite shower room

En suite shower room

6' 0" x 5' 11" (1.82m x 1.806m)

Opaque double glazed window to side. walk in shower cubicle, close coupled w/c, pedestal wash basin

Bedroom 2

11' 0" x 9' 6" (3.346m x 2.895m)

Double glazed window to side, radiator

Bedroom 3

10' 1" x 9' 5" (3.077m x 2.871m)

Double glazed window to side, radiator

Outside

The property has a lawned front garden with timber storage shed. To the side of Cygnet lodge is a long driveway providing off road parking for several cars. There is a wooden ramp leading to the entrance door. To the rear is a large decking area with overhead veranda with fantastic open views over Duck Lake, also known as Duck Lagoon

Tenure

Believed to be Leasehold . 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 and all viewings are strictly by appointment only please.

Council Tax Information

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







OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
96.6 sq.m. (1040 sq.ft.) approx.



TOTAL FLOOR AREA : 96.6 sq.m. (1040 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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