



# CROFTS ESTATE AGENTS

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



## 2015 Willbery Ridgewood Lodge 17 Water Skii Lake

Tattershall Lakes  
LN4 4JG

£229,950

**\*\*PRIVATE SALE\*\*** Crofts estate agents are delighted to offer for sale this absolutely superb detached privately owned holiday home which is located on the ever popular Tattershall lakes holiday resort. Exceptionally presented throughout to a high standard, this ready to move into home really needs to be viewed to be appreciated and has never been rented out. Stepping into the entry door takes you into the entrance hall with a door into the spacious open plan living/dining/kitchen area with lovely fitted quality kitchen. Further accommodation includes the utility room, family bath room and two double bedrooms with the master bedroom having an en-suite bathroom. Externally there is off road parking. There is also a storage shed and a delightful decked area to the side which continues to the rear with a hot tub and an amazing millionaires view over the lake. There is also uPVC double glazing, air conditioning and gas central heating (Gas bottles)

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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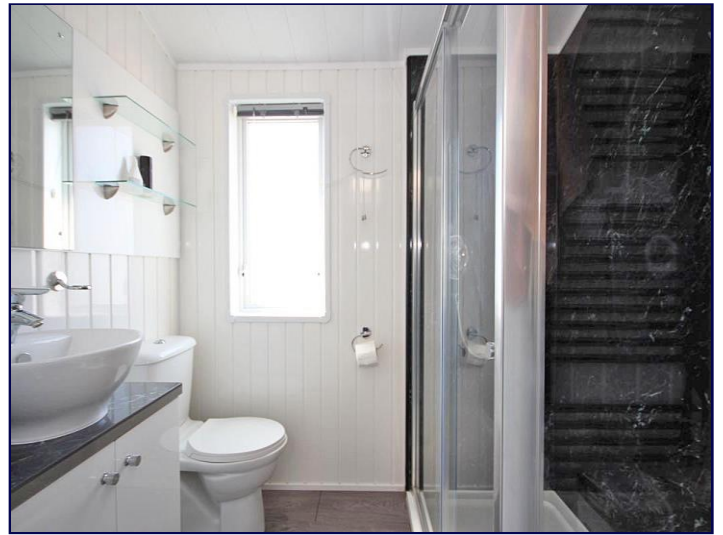
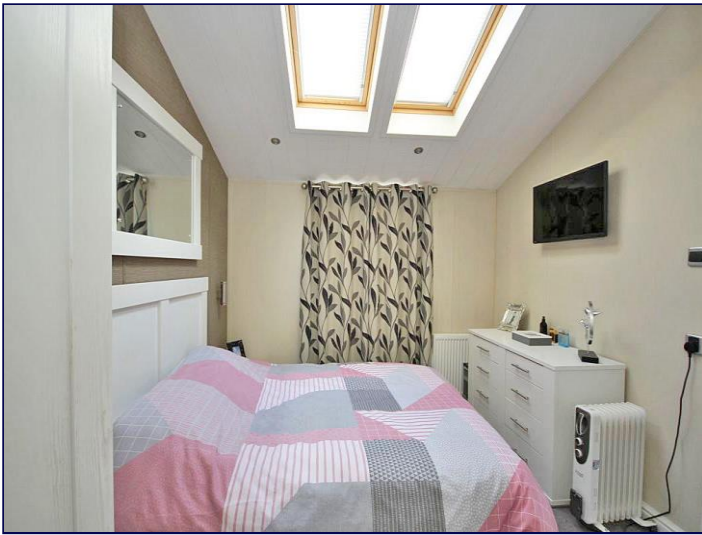
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**Entrance Hall**

Entering reveals access to the loft, a radiator and a carpeted floor.

**Kitchen/Diner/Lounge**

26' 3" x 19' 2" (8.00m x 5.85m)

This large open plan room reveals tri aspect windows, two sets of sliding patio doors, two radiators and amazing views over the lake. The kitchen side reveals a superb fitted range of units with a one and a half sink and drainer, integral dish washer and wine cooler and a FIVE ring gas hob and electric double oven.

**Utility room**

5' 0" x 7' 0" (1.53m x 2.14m)

The utility room has a window to the side elevation, a radiator and vinyl flooring. There is also a further range of fitted units with a sink and drainer and plumbing for a washing machine.

**Master bedroom**

9' 9" x 14' 0" (2.96m x 4.26m)

The master bedroom has a window to the side elevation, two skylight windows, a radiator and a carpeted floor. There is also a range of bedroom furniture.

**En-suite**

6' 10" x 5' 3" (2.08m x 1.61m)

The en-suite has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains operated shower.

**Bedroom Two**

9' 10" x 9' 7" (2.99m x 2.93m)

Bedroom two has a window to the side elevation, a radiator, carpeted floor and also a range of bedroom furniture.

**Family Bathroom**

5' 11" x 9' 7" (1.80m x 2.91m)

The family bathroom has an opaque window to the side elevation, a heated towel rail and laminate flooring. There is also a FOUR piece suite with a WC, basin, free standing bath and a shower cubicle with a mains operated shower.

**Outside**

There is off road parking and a storage shed. A decked area provides access to the entrance door and also the amazing outside space with a large area for alfresco dining and breath taking views over the lake. There is also a hot tub which is the best place to relax and soak up the views.

**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 EXCEPT FOR GAS, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewing**

By appointment only, telephone 01507 601550

**Council Tax Information**

Band : 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 office on 01507 601550 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.

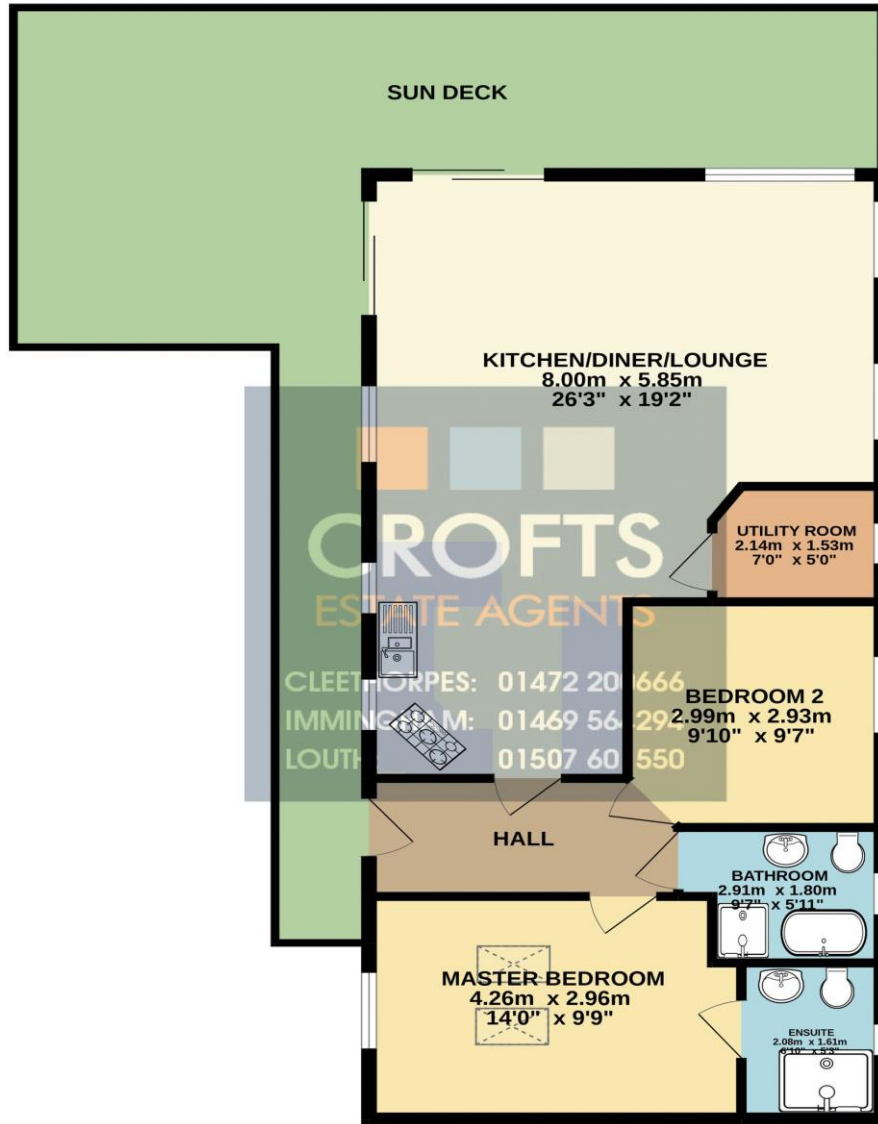
**Mortgage and Financial Advice**

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  
73.2 sq.m. (788 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (788 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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