



**Tatterhall Lakes Country Park Sleaford Road, Tattershall  
Lincoln LN4 4LR**

**welcome to**

**Tatterhall Lakes Country Park Sleaford Road, Tattershall Lincoln**

GUIDE PRICE £240,000 - £250,000. The property comprises in brief of spacious entrance hall, large lounge area, modern kitchen/diner, utility room, three good sized bedrooms one benefiting from an en-suite, family bathroom and parking for several cars to the side of the property.



### **Entrance Hall**

Very large spacious entrance hall with double glazed front door, radiator to the wall and stairs raising to the first floor.

### **Lounge**

15' 7" x 14' 9" ( 4.75m x 4.50m )

With double glazed double doors to the balcony area, wooden flooring, TV point, stairs from the entrance hall, radiator to the wall and double glazed window to the side.

### **Kitchen**

13' 2" x 15' 2" ( 4.01m x 4.62m )

With double glazed full length window to the front, range of floor and wall based cupboards, all appliances are fitted (will be staying at the property), opened into the lounge area, space for table, radiator to the wall.

### **Utility Room**

With double glazed window to the front, floor based cupboards, space for washing machine and tumble dryer.

### **Bedroom One**

13' 11" x 12' 2" ( 4.24m x 3.71m )

With double glazed door to the rear, double glazed window to the rear and side, radiator, TV point and door to the En-suite.

### **En-Suite**

With double glazed window to side, WC, wash hand basin, shower cubical, a wall mounted shower, extractor fan and heated towel rail.

### **Bedroom Two**

12' 1" x 10' 11" ( 3.68m x 3.33m )

With double glazed window to the rear, Double glazed door to rear and radiator to the wall.

### **Bedroom Three**

13' 3" x 9' 5" ( 4.04m x 2.87m )

With double glazed window to the side and front, TV point, radiator to the wall.

### **Family Bathroom**

With double glazed window to the front, WC, wash hand basin, a bathroom shower attachment, wooden floor, heated towel rail, extractor fan, door to bedroom three and door to the hallway.

### **Balcony**

It is off the lounge and has got views overlooking duck lake.

### **Rear Garden**

Mostly grass, patio area with the hot tub, decking area.

### **Agent Note**

Whole of the cabin has got exposed wood throughout.



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welcome to

## Tatterhall Lakes Country Park Sleaford Road, Tattershall Lincoln

- GUIDE PRICE £240,000 - £250,000
- FANTASTIC LOCATION WITH PICTURESQUE VIEWS
- WELL PRESENTED THROUGHOUT
- ONE OF THE BEST HOLIDAY PARKS ACROSS LINCOLNSHIRE
- FINISHED TO THE HIGHEST OF STANDARDS

Tenure: Leasehold EPC Rating: E

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BWB113543 - 0006

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