



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

welcome to

Tatterhall Lakes Country Park Sleaford Road, Tattershall Lincoln

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

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB113543 - 0012

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