



Cedar Way Sleaford Road, Tattershall Lincoln LN4 4LR



william
h brown

welcome to

Cedar Way Sleaford Road, Tattershall Lincoln

GUIDE PRICE £140,000 - £150,000. A 3 bedroom lodge with access to the lake. The property comprises of open plan, kitchen/lounge/dinner, utility space, 3 bedrooms, the master bedroom benefiting from an en suite and a family bathroom. Outside a decked area with built in hot tub and jetty in the lake.



**Kitchen/Lounge/Diner**

19' 7" x 19' 4" (5.97m x 5.89m)

Cloakroom/Utility Space**Bedroom 1****En Suite****Bedroom 2**

9' 9" x 6' 11" (2.97m x 2.11m)

Bedroom 3

6' 10" x 9' 6" (2.08m x 2.90m)

Bathroom**Outside Space**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Cedar Way Sleaford Road, Tattershall Lincoln

- THREE BEDROOM LODGE
- LAKE SIDE LOCATION WITH JETTY
- BUILT IN HOT TUB ON DECKING
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN KITCHEN/DINNER/LOUNGE

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 8875.21

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



view this property online williamhbrown.co.uk/Property/BWB116112

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BWB116112 - 0005

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