



Duck Lake Sleaford Road, Tattershall Lincoln LN4 4LR

welcome to

Duck Lake Sleaford Road, Tattershall Lincoln

NO ONWARD CHAIN/ OVERLOOKING DUCK LAKE/ PRIVATE FISHING PEG. The property comprises entrance hall, open plan kitchen/diner/lounge, bedroom one, bathroom, decking area with outdoor bath overlooking Duck Lake, enclosed side garden and parking for two cars to the front of the property.



PERFECT SECOND HOME/ SECLUDED LAKE SIDE LOCATION/ RENOVATED THROUGHOUT/ LEASEHOLD LODGE ENABLING PURCHASERS TO LIVE ALL YEAR ROUND/ SOLD AS SEEN. A fantastic opportunity to purchase a unique lodge situated on Duck Lake with picturesque, uninterrupted views overlooking Duck Lake. The property has been meticulously renovated by the current vendors. Upgrades include a modern refitted kitchen with Quartz worktops, newly re-fitted bathroom, New Boiler with Stylish radiators, re-decorated throughout with re-carpeted Bedroom and newly tiled flooring in living space and hallway as well as an stunning west facing lakeside garden with decking area, a beautiful outdoor roll top bath that overlooks the lake and a large private fishing peg for use all year round. The property also offers fantastic rental potential as it is incredibly popular with returning clients. for more information please follow this link.
<https://thewatershedlodge.co.uk/>

Entrance Hall

Kitchen/Living Space

19' 9" x 14' 5" (6.02m x 4.39m)

Bedroom One

13' 1" x 9' 4" (3.99m x 2.84m)

Bathroom

Rear Garden

Side Garden

Parking Area



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welcome to

Duck Lake Sleaford Road, Tattershall Lincoln

- BEAUTIFULLY PRESENTED LODGE OVERLOOKING DUCK LAKE
- PRIVATE GARDEN WITH DECKING AREA OVERLOOKING DUCK LAKE
- PRIVATE FISHING PEG
- ALL NEW FIXTURES AND FITTINGS THROUGHOUT
- PARKING FOR TWO CARS

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 4145.46

This is a Leasehold property with details as follows; Term of Lease 80 years from 10 Aug 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWB116293 - 0002

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.



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