

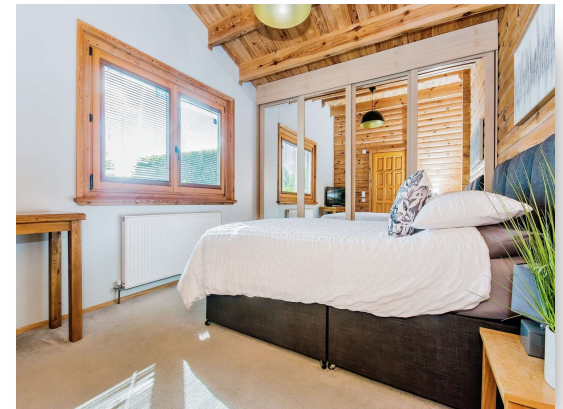


Tattershall Lakes Sleaford Road, Tattershall Lincoln LN4 4JG

welcome to

Tattershall Lakes Sleaford Road, Tattershall Lincoln

A beautiful lodge situated within one of the best locations on Tattershall Lakes and is just a short walk from the excellent facilities the park has to offer. The lodge has a spacious decking area with hot tub overlooking Water Ski Lake.



Entrance Hall

Being approached via a wooden door from the front, having wooden flooring, wood panelling to the walls & ceiling and radiator.

Open Plan Lounge Diner Kitchen

22' 1" x 22' 1" (6.73m x 6.73m)

Lounge area: Featuring a log burner, wall lights, TV point, radiator, wood panelling to the walls and ceiling, tiled flooring, double glazed window to the rear and double glazed patio doors to the side leading to the decked area and lake.

Dining area: Having a radiator, tiled flooring and double glazed window to the front.

Kitchen: Fitted with a range of wall and base units with work surfacing over, tiled splashbacks and a stainless steel single drainer sink with mixer tap. There is a double electric oven, gas hob, extractor hood over, plumbing for dishwasher, space for fridge freezer, laminate flooring and double glazed window to the side.

Utility Room

6' 1" x 3' (1.85m x 0.91m)

Having plumbing for washing machine, wall mounted boiler and storage.

Bedroom One

12' x 10' excl wardrobes (3.66m x 3.05m excl wardrobes)
Having fitted wardrobes with sliding mirrored doors, radiator, wood panelling to the walls and ceiling and double glazed window to the side.

Ensuite

Fitted with a corner shower cubicle with wall mounted shower, wash hand basin with mixer tap set into a vanity unit and WC. There is a heated towel rail, extractor fan, partly tiled walls, wood panelling to one wall and ceiling, tiled flooring and double glazed window to the front.

Bedroom Two

11' x 9' 10" (3.35m x 3.00m)

There is a radiator, TV point, wood panelling to the walls and ceiling and double glazed window to the rear.

Bedroom Three

10' x 9' 10" (3.05m x 3.00m)

There is a radiator, wood panelling to the walls and ceiling and double glazed window to the rear.

Bathroom

Fitted with a bath with mixer tap and shower over, wash hand basin with mixer tap set into a vanity unit and WC. There is an extractor fan, shaver point, tiled flooring, partly tiled walls, wood panelling to one wall and ceiling and double glazed window to the front.

Outside

The property has a gravelled driveway providing parking for several vehicles with mature shrub borders and hedging. There is a gate leading to the side where you will find a large decked area with hot tub and provides a pleasant seating area which is enclosed with glazed panels overlooking the lake. Further to this there is a lawned area and steps leading down to further decking and mooring for your own boat. There is outside power and lighting.

Agents Note

We are advised by the current owner that the Holiday Home is Licensed not Leasehold. Further details on request.



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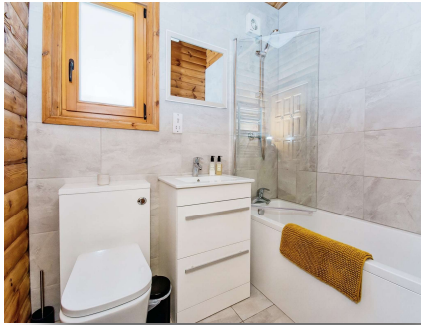
welcome to

Tattershall Lakes Sleaford Road, Tattershall Lincoln

- Beautifully Presented
- Lakeside Location with Spacious Decking & Hot Tub
- Second Home & Holiday Use Only
- Site Open All Year Round
- Excellent On Site Facilities

Tenure: Leasehold EPC Rating: Exempt

£165,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 25 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SNH111312 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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