

**Waterski Lake Sleaford Road, Tattershall Lincoln LN4 4LR**



**welcome to**

## **Waterski Lake Sleaford Road, Tattershall Lincoln**

'Calling all ski boat enthusiasts'

Being sold fully furnished, this unique ABI Tribeca Cabin is perfectly situated at Tattershall Lakes Country Park and offers beautiful views over Waterski Lake. The lodge is well presented and spacious throughout and offers parking for two vehicles.



### **Open Plan Living Area**

19' x 13' ( 5.79m x 3.96m )

There are two radiators, wall lights, spotlights, double glazed window to the lounge diner area and patio doors. The kitchen has a range of wall and base units with work surfacing, single drainer sink with mixer tap, electric oven, gas hob, extractor, integrated dishwasher, integrated microwave, space for fridge freezer and double glazed window to the rear.

### **Bedroom One**

13' 1" x 13' ( 3.99m x 3.96m )

Having a built in wardrobe, radiator, wall lights, TV point, freestanding bath, extractor fan and uPVC double glazed doors to the side.

### **Ensuite**

There is a WC, wash hand basin with mixer tap, radiator, spotlights, extractor fan and double glazed window to the rear.

### **Bedroom Two**

9' x 9' ( 2.74m x 2.74m )

Having a fitted cupboard, radiator, wall lights, TV point, spotlights and double glazed window to the front.

### **Shower Room**

Fitted with a double shower with wall mounted shower, wash hand basin with mixer tap and vanity below, extractor fan, spot lights and double glazed window to the rear.

### **Outside**

There are steps rising to a larger than average raised decking with seating area, sunken waterfront decking area to the rear with jetty into the lake. There is a storage shed and parking space for two vehicles.



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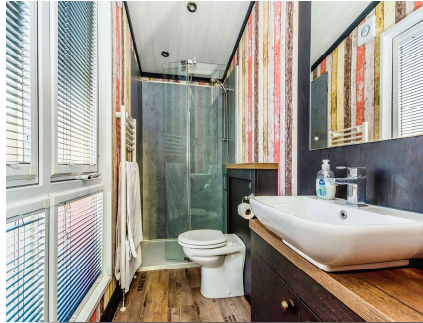
- Luxury ABI Tribeca Waterside Cabin
- South Facing with Stunning Lake Views
- Larger than Average Wraparound Decking with Jetty onto Lake
- Parking for Two Vehicles

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 344.23

Ground Rent: 8036.42

This is a Leasehold property with details as follows; Term of Lease 15 years from 03 Nov 2021. 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:  
SNH111504 - 0016

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