





Willow Holt Caravan Park Lodge Road, Tattershall LN4 4JS



## welcome to

# Willow Holt Caravan Park Lodge Road, Tattershall Lincoln

Beautifully presented holiday home in the sought-after Willow Holt development, set in a peaceful lakeside location. Features generous decking, private waterside spot, enclosed patio with hot tub and light-filled open-plan living space. Close to Woodhall Spa, viewing is highly recommended!













## **Lounge Kitchen Diner**

20' 6" x 19' 5" ( 6.25m x 5.92m )

The lounge area has a fireplace with electric fire, two radiators, TV point, two French doors to the decking. The kitchen is fitted with a range of wall and base units with work surfacing over, single drainer sink, Belling Rangemaster cooker, integrated microwave, integrated wine cooler, fridge freezer and three windows.

## **Utility Room**

7' 9" x 5' 3" ( 2.36m x 1.60m )

Having wall and base units with work surfacing over, integrated washing machine, boiler cupboard, radiator, window and door to the side.

#### Hall

Having a cupboard and radiator.

### **Bedroom One**

10' 8" x 9' 7" ( 3.25m x 2.92m ) There is a dressing room, TV point, radiator and window to the side.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window.

#### **Bedroom Two**

9' 7" x 9' 2" ( 2.92m x 2.79m ) Having a cupboard, TV point, radiator and window.

## **Dressing Room**

Between bedroom two and bathroom.

### Jack 'n' Jill Bathroom

8' 8" x 6' 8" ( 2.64m x 2.03m )

Fitted with a suite comprising a bath with shower over, wash hand basin, WC, heated towel rail and window

### Outside

To the outside there is parking spaces to the front and side, decking/seating area overlooking the lake, garden to the side with two sheds and hot tub. There is a lawned area to fishing pegs.







**Ground Floor** 

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

## welcome to

# Willow Holt Caravan Park Lodge Road, Tattershall Lincoln

- Beautiful lodge with lakeside views
- Two generous sized bedrooms
- Stun open-plan living space with centre island
- Private decking area and enclosed garden with hot tub
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 3680.00

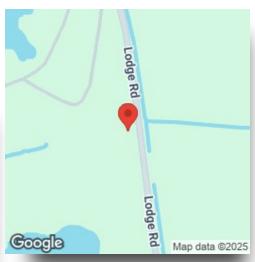
This is a Leasehold property with details as follows; Term of Lease 30 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SNH112783



Property Ref: SNH112783 - 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.

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