

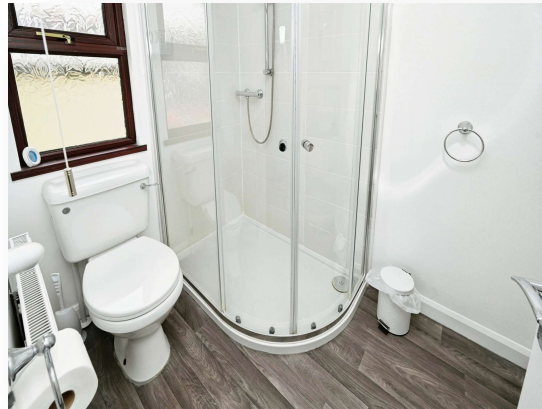


**Gibson Approach Sleaford Road, Tattershall LN4 4LR**

**welcome to**

**Gibson Approach Sleaford Road, Tattershall**

A brilliant investment opportunity as a holiday let, this lodge is situated on the popular Tattershall Lakes Country Park. Large open plan lounge kitchen diner area, family bathroom and two bedrooms. Private garden, hot tub and raised decking.



### **Lounge Dining Kitchen**

19' 5" x 19' 4" ( 5.92m x 5.89m )

There are windows to the front and side, TV point and radiator. The kitchen is fitted with units, work surfacing, electric oven, electric hob and a one and a half bowl sink.

### **Bedroom One**

9' 5" x 10' 10" ( 2.87m x 3.30m )

There are built in wardrobes, radiator, TV point and window to the rear.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, radiator and window to the side.

### **Bedroom Two**

9' 8" x 10' 9" ( 2.95m x 3.28m )

Having built in wardrobes, radiator, TV point and window to the rear.

### **Bathroom**

Fitted with a bath, wash hand basin, WC, radiator and window to the side.

### **Outside**

There is a gravelled driveway providing parking for several vehicles, raised decking, hot tub, patio area, lawned area, fencing to the side and views over the lake.



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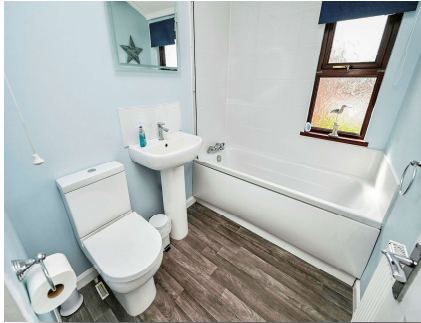
## **Gibson Approach Sleaford Road, Tattershall**

- Lease is 49 years remaining. Ground Rent £6065 pa
- Six berth lodge
- Open plan living
- Raised decking and hot tub
- Off road parking

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 54 years from 13 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111847 - 0005

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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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