



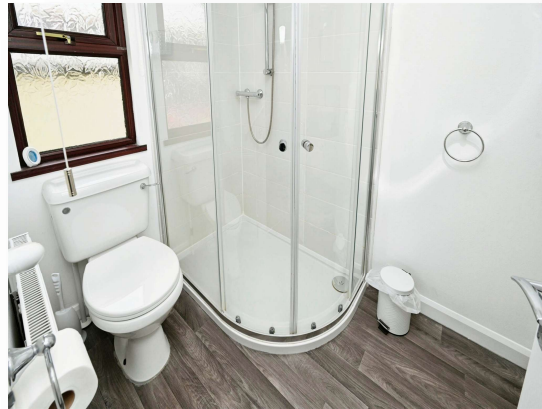
**Gibson Approach Sleaford Road, Tattershall Tattershall LN4  
4LR**



**welcome to**

**Gibson Approach Sleaford Road, Tattershall Tattershall**

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.



***view this property online*** [williamhbrown.co.uk/Property/SNH111847](http://williamhbrown.co.uk/Property/SNH111847)



**welcome to**

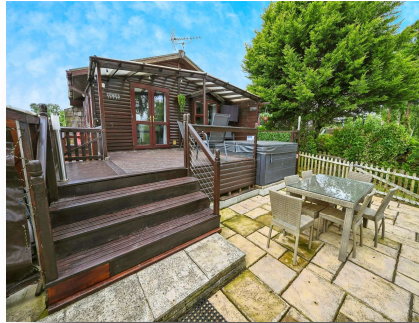
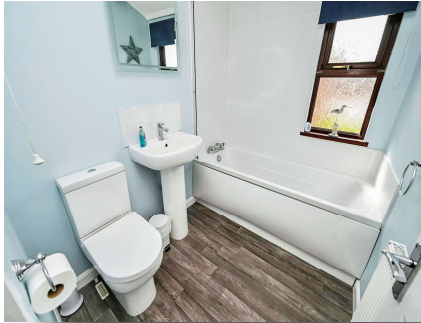
## **Gibson Approach Sleaford Road, Tattershall Tattershall**

- 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.

**£99,950**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH111847](https://www.williamhbrown.co.uk/Property/SNH111847)



Property Ref:  
SNH111847 - 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.

 **william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**