



Widgeon, 16 Duck Lake

Tattershall Lakes Country Park, Sleaford Road, Tattershall, Lincolnshire LN4 4LR

£150,000 to include 15% (+vat) park fees





Widgeon, 16 Duck Lane Tattershall, Lincolnshire LN4 4LR

Lincoln – 21 miles

Grantham – 31 miles with East Coast rail link to London

Boston - 14 miles

Woodhall Spa - 4 miles

Distances are approximate

Pleasantly situated to a lakeside setting stands this architecturally interesting two bedroom 'A' framed timber lodge. Internally the property is enhanced by its open plan living kitchen with stylish fitted kitchen and living area with full width sliding patio door, an ideal spot to enjoy the superb setting overlooking the lake. Outside there is a decked veranda with hot tub, fishing peg and ample parking for several vehicles. Tattershall Lakes Country Park has an array of facilities and activities with indoor and outdoor swimming pools, splash zone, spa, gym and sauna, children's play area, a lake for jet skiing, another for water skiing and two fishing. In addition, the park also has a man-made beach with outdoor and indoor entertainment areas, bars and restaurants. The coast, the inland resort of Woodhall Spa is close by and the Historical Cathedral City of Lincoln is approximately 24 miles.



Coningsby and Tattershall, divided by the River Bain, are popular well-served villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The inland resort of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.



Accommodation

Entrance into the property is gained through a UPVC door leading directly into an impressive:

Open Plan Living Kitchen 26' 0" x 16' 0" (7.92m x 4.87m) max of an irregular shaped room

The moment you enter this superb room your eyes are drawn to its lovely views towards the lake through full width patio doors. The kitchen area has a range of stylish fitted units comprising sink drainer inset to solid timber worksurface over base units. There is a five ring gas hob, electric oven and microwave oven. There are wall mounted cupboards above and filter hood over the hob and the worksurface extends to provide a breakfast bar. The living area has open staircase to first floor and sliding patio doors to decked terrace with hot tub and barbecue.

Shower Room

With corner shower cubicle, pedestal wash hand basin and a low-level WC. There is wood effect flooring and heated towel rail.

Separate WC

With low-level WC and wash hand basin.

First Floor

Landing

Open landing with door to bedroom one and opening to:

Bedroom 2 8' 8" x 8' 5" (2.64m x 2.56m)

With built-in wardrobe.

Bedroom 1 8' 8" x 8' 8" (2.64m x 2.64m)

With 'Juliette' balcony providing super views towards the lake. There is fitted wardrobe space.

Outside

The property has ample parking for several vehicles and terrace with hot tub and barbecue.





Further Information

Mains electric and water. Bottle gas central heating. Drains to a private system. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111

Council Tax Band A

Please Note: 85 year Licence. 10 month occupation £7200.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

The agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.



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