



42 Main Bank, Tallington Lakes Leisure Park

Offers Over £175,000

 **NEWTON FALLOWELL**

42 Main Bank

Tallington Lakes Leisure Park, Stamford

This exceptional two-bedroom, two-bathroom lodge offers a rare opportunity to enjoy contemporary living in a truly picturesque lakeside setting. Designed with modern comfort and relaxed elegance in mind, the spacious open plan living area is illuminated by skylights and vaulted ceilings, creating an airy, light-filled environment. The modern kitchen is a focal point, featuring a stylish island, sleek integrated appliances, and ample cabinetry. Natural wood flooring and exposed beams add warmth and character, creating an inviting and comfortable atmosphere. Bi-fold doors open seamlessly to the outdoor spaces, drawing in tranquil views of the lake and enhancing the indoor-outdoor experience.

The lodge's additional features are equally impressive and perfectly tailored for those who appreciate both style and practicality. The main bedroom benefits from an en-suite bathroom, abundant natural light, and built-in storage, offering a private and inviting retreat. A second bedroom with neutral décor is ideal for guests or family, while both bathrooms feature modern walk-in showers, elegant tiling, and heated towel rails for added luxury. Outdoor living is at the heart of this property, with a spacious decked area, stylish glass balustrade, and multiple seating areas designed for relaxing and enjoying the surroundings throughout the year. Direct access to the serene lake, private garden spaces, and a charming archway leading to the water's edge create a peaceful escape for nature lovers and those who love to entertain. The property also provides off-road parking on a paved driveway, a practical storage shed for outdoor equipment, and a modern exterior design that perfectly complements its scenic surroundings. This stunning lodge is a rare find, offering a harmonious blend of contemporary interiors, thoughtful amenities, and breathtaking waterfront living.

Council Tax band: A

Tenure: Leasehold





Open Plan Living Kitchen Diner
20' 10" x 20' 4" (6.36m x 6.20m)

Utility Room
9' 11" x 6' 8" (3.02m x 2.04m)

Bedroom 1
12' 5" x 9' 11" (3.78m x 3.02m)

Walk in Wardrobe
6' 4" x 5' 1" (1.93m x 1.55m)

En-suite
6' 4" x 4' 10" (1.93m x 1.47m)

Bedroom 2
11' 7" x 10' 11" (3.53m x 3.34m)

Bathroom
7' 6" x 6' 5" (2.29m x 1.95m)





Newton Fallowell - Stamford

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