



13 LAKESIDE BARHOLM ROAD, TALLINGTON, MARKET DEEPING, PE9



£49,500

"Feature decking, outdoor kitchen & hot tub"

- HOT TUB
- WALK-IN WARDROBE
- OUTDOOR KITCHEN
- TWO DOUBLE BEDROOMS
- REFITTED KITCHEN AND SHOWER ROOM
- VIEWING RECOMMENDED
- AIR CONDITIONING
- SPACIOUS LOUNGE AREA
- IMPRESSIVE OUTDOOR DECKING AREA
- EPC ENERGY RATING NOT REQUIRED / COUNCIL TAX BAND A



## PROPERTY HIGHLIGHTS

This 'Rivington' lodge is ideally situated within the sought-after Lakeside area, close to Tallington Lakes amenities, this delightful park home offers a unique opportunity for comfortable living. With two well-proportioned bedrooms, this property is ideal for individuals or small families seeking a peaceful retreat. The home features a welcoming reception room, perfect for relaxation and entertaining guests.

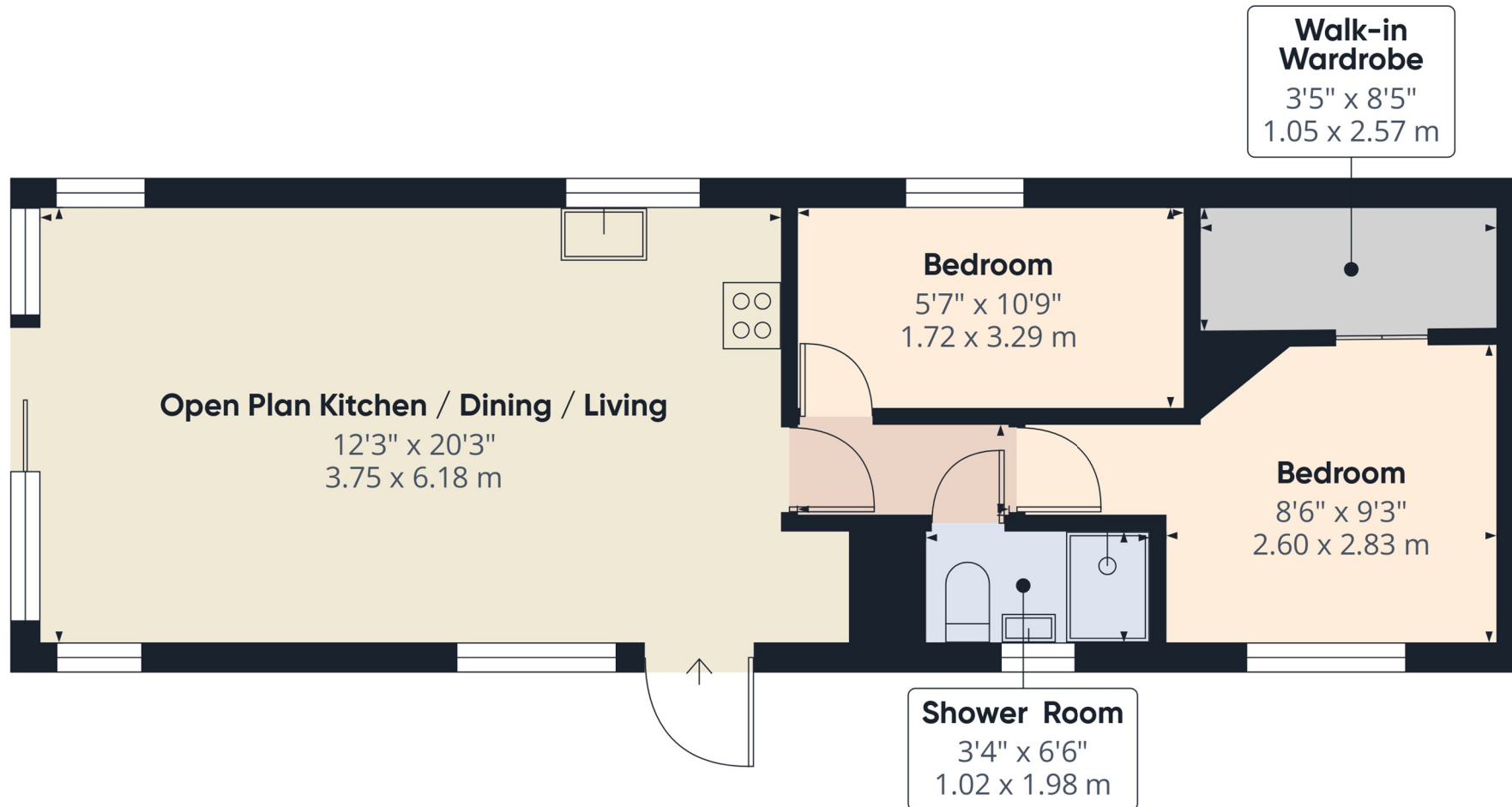
The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the ample parking space, accommodating up to four vehicles, which is a rare find in such a tranquil setting.

Surrounded by picturesque countryside, this park home provides a serene lifestyle while still being within reach of local amenities and transport links. Whether you are looking for a permanent residence or a weekend getaway, this property is sure to impress with its blend of comfort and convenience. The lodge boasts an impressive outdoor decking space complete with a hot tub, outdoor kitchen, and enclosed low-maintenance seating areas, ideal for entertaining and relaxing.

Agents Note: Annual plot fee from 1st April 2026 to 31st March 2027 inclusive is £3,216.04. Sewage £635.91, water rates £443.88, electricity standing charge £85.60, insurance admin fee £32.94. The lease will expire in 2034 and is not renewable.

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





**Approximate total area<sup>(1)</sup>**  
470 ft<sup>2</sup>  
43.7 m<sup>2</sup>

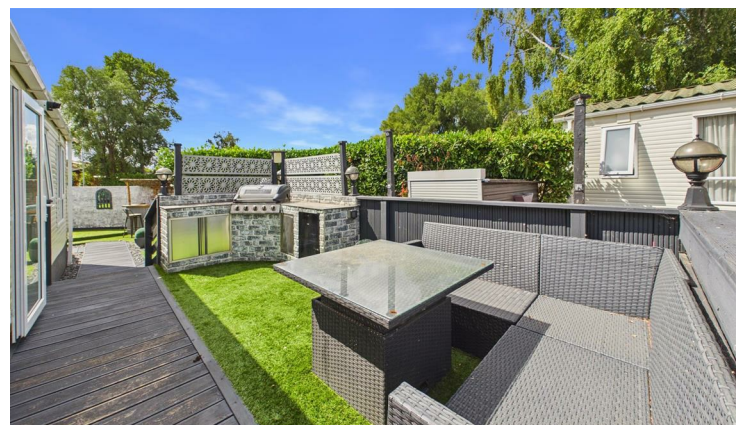
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## SERVICES & UTILITIES

**Tenure:** Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link  
- 30389397

Or alternatively speak to your Rosedale agent who will be able to help you.

Interested in viewing this property?

**01778 382300**

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

## IMPORTANT INFORMATION

**Anti-Money Laundering Checks:** In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

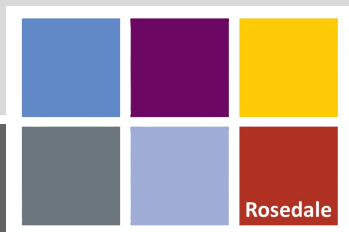
**Property Particulars:** These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

**Floorplans & Measurements:** Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

**Photographs:** Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

**Services & Appliances:** Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

**Material Information:** Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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