



**Fairways Sleaford Road, Tattershall Lincoln LN4 4LR**

**welcome to**  
**Fairways Sleaford Road,**  
**Tattershall Lincoln**

- Built in 2022
- Three bedrooms
- Spacious accommodation
- Off road parking
- Lake views

Tenure: Leasehold EPC Rating: Exempt  
Service Charge: 2556.00  
Ground Rent: 7782.00

This is a Leasehold property with details as follows; Term of Lease 15 years from 09 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£185,000**

**Open Plan Lounge Kitchen Diner**

20' 3" x 19' 5" ( 6.17m x 5.92m )  
There is a TV point, spotlights, radiator and windows to both side and front. The kitchen comprises of an integrated electric oven, gas hob and integrated dishwasher.

**Bedroom One**

9' 7" x 11' 10" ( 2.92m x 3.61m )  
There are fitted wardrobes, radiator and window to the side.

**Ensuite**

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

**Bedroom Two**

9' 10" x 7' ( 3.00m x 2.13m )  
Having fitted wardrobes, radiator and window to the side.

**Bedroom Three**

9' 6" x 6' 10" ( 2.90m x 2.08m )  
There is a radiator and window to the side.

**Bathroom**

Fitted with a bath with shower over, wash hand basin, WC and radiator.

**Outside**

Outside there is a large decking area with hot tub, parking and lake views.



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**Property Ref:**  
SNH111750 - 0010

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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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