Rosedale

11 LAGOON LODGES, TALLINGTON, PE9 4RJ

£135,000 OFFERS IN THE REGION OF

"Double lodge situated in a tranquil setting"

- JETTY
- TWO DOUBLE BEDROOMS
- AIR CONDITIONING
- LANDSCAPED GARDENS
- OFF ROAD PARKING
- EN-SUITE
- BUILT-IN WARDROBES
- IDEAL LOCATION
- TALLINGTON LAKES
- COUNCIL TAX BAND A / EPC ENERGY RATING NOT REQUIRED

PROPERTY HIGHLIGHTS

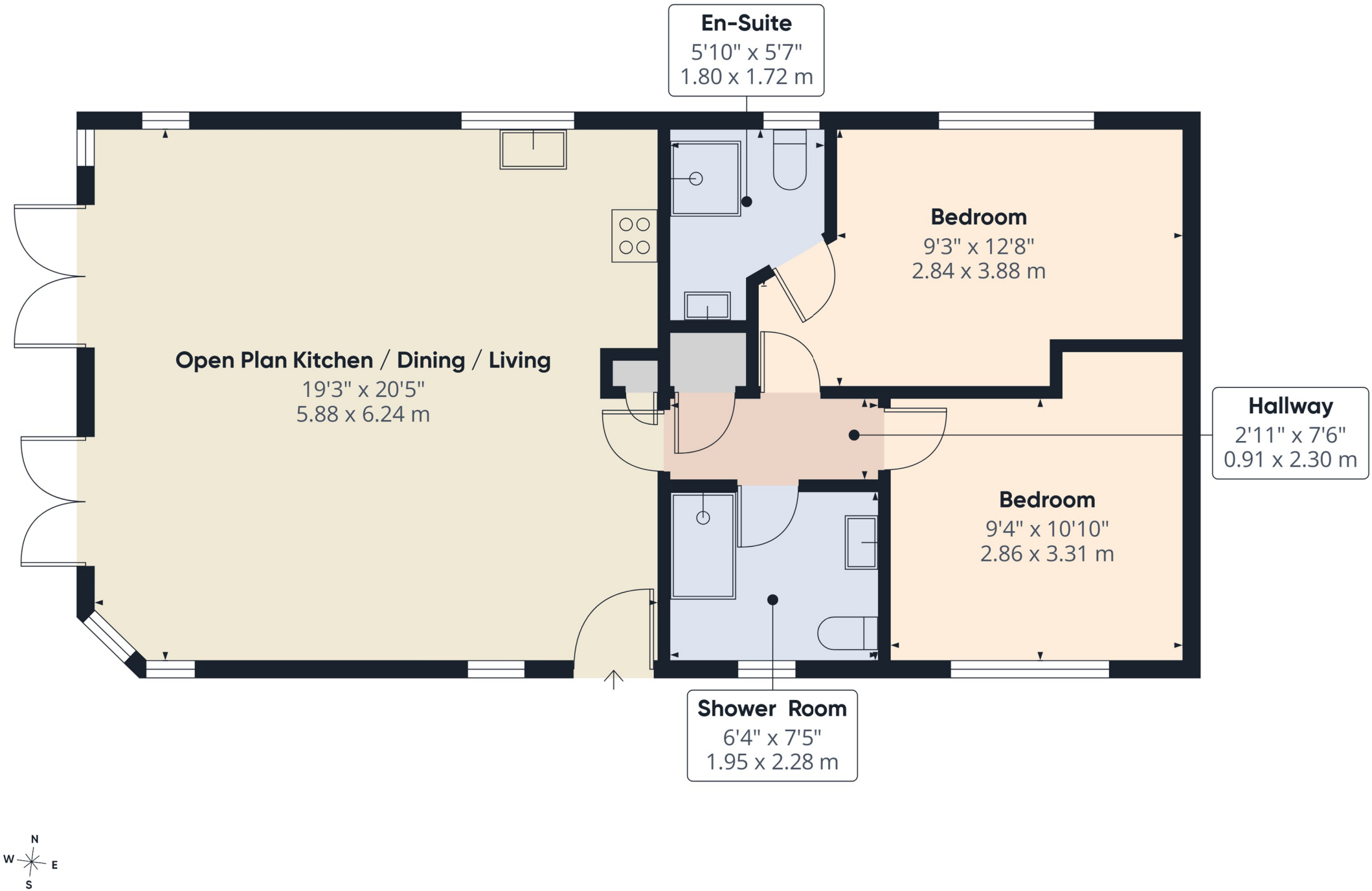
Situated in the desirable Lagoon Lodge cul-de-sac at Tallington Lakes, this well presented lodge offers modern open-plan kitchen/dining/living space with air conditioning and two sets of French doors leading onto the decking.

The property includes two double bedrooms with built-in wardrobes, one with an en-suite, plus a contemporary family shower room.

Outside, the lodge enjoys a superb lakeside position with its own fishing jetty, wrap-around decking, artificial lawn, two garden areas, and off road parking for multiple vehicles.

Agents Note: Plot fees for 1st April 2026 to 31st March 2027 are £4,631.92, sewage £635.91, water rates £443.88, electricity charge £85.60, insurance administration fee £32.94. The lease expires in 2054.

2 Bedrooms 2 Bathroom 1 Reception

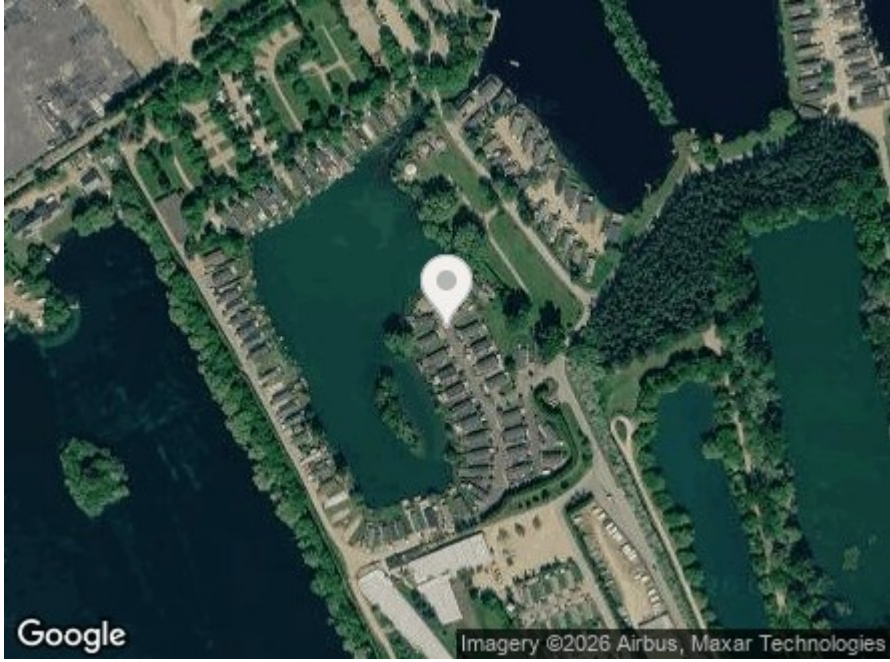

En-Suite
5'10" x 5'7"
1.80 x 1.72 m
Bedroom
9'3" x 12'8"
2.84 x 3.88 m
Open Plan Kitchen / Dining / Living
19'3" x 20'5"
5.88 x 6.24 m
Hallway
2'11" x 7'6"
0.91 x 2.30 m
Bedroom
9'4" x 10'10"
2.86 x 3.31 m
Shower Room
6'4" x 7'5"
1.95 x 2.28 m
N
W
E
S

SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29765337

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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