

134 SOUTH BANK, TALLINGTON LAKES, MARKET DEEPING, PE9 4RJ



£155,000 OFFERS IN THE REGION OF "Double lodge on an expansive plot at Tallington Lakes"

- DETACHED OMAR LODGE
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- LARGE PLOT
- OPEN PLAN DINING/KITCHEN/LIVING AREA
- DOUBLE LODGE
- TALLINGTON LAKES
- WET ROOM
- PRIVATE GARDENS
- EPC ENERGY RATING NOT REQUIRED / COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

A superb opportunity to acquire this beautifully positioned lodge at the end of South Bank within the sought after Tallington Lakes development.

Set on a generous plot with private gardens to the side and rear, the property also benefits from a triple width block-paved driveway.

Inside, the bright and spacious open plan kitchen, dining and living area enjoys an abundance of natural light and opens onto a sunny south facing deck.

The contemporary kitchen comes complete with integrated appliances, while both double bedrooms feature built-in wardrobes, with the principle bedroom further enhanced by its own en-suite wet room.

Agents Note: Plot fees for 1st April 2026 to 31st March 2027 inclusive £4,631.92, sewage £635.91, water rates £443.88, electricity charge £85.60, insurance administration fee £32.94. The lease expires in 2059.

🛏 2 Bedrooms 🚿 2 Bathroom 🪑 1 Reception



This floor plan shows a residential unit with an open-plan living, dining, and kitchen area on the left. To the right of this area is a hallway that provides access to a wet room, a bathroom, and two bedrooms. Bedroom 1 is located at the top right and includes a walk-in wardrobe. Bedroom 2 is located at the bottom right. The layout is compact and efficient, with a central hallway connecting the main living area to the private quarters.

**OPEN PLAN
KITCHEN/DINING/LIVING**

**WET
ROOM**

BEDROOM 1

**WALK-IN
WARDROBE**

HALLWAY

BATHROOM

BEDROOM 2



SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 29732880

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.

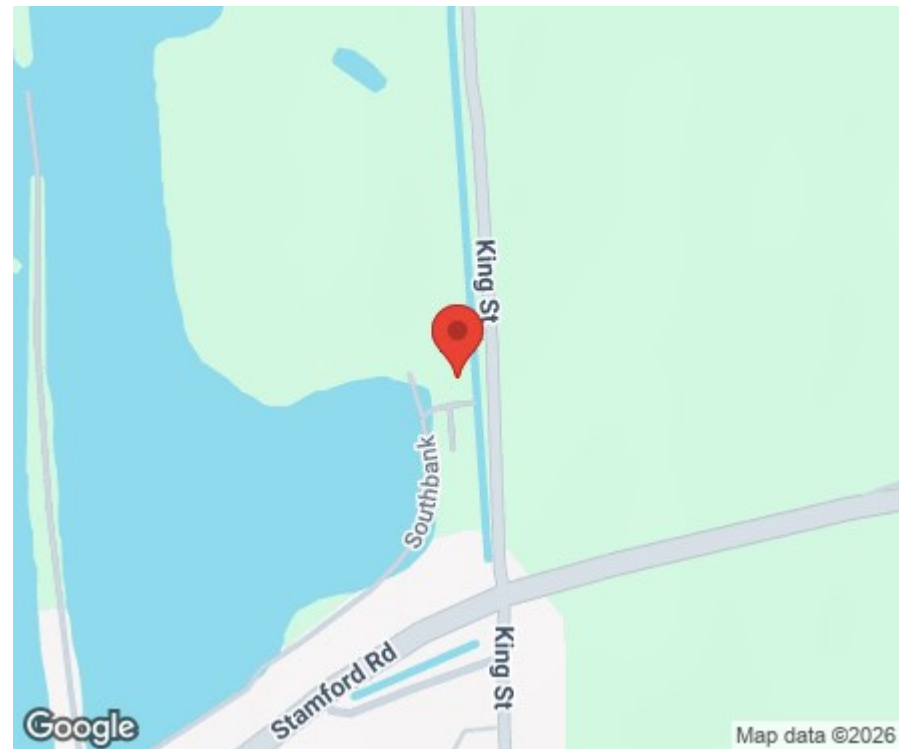
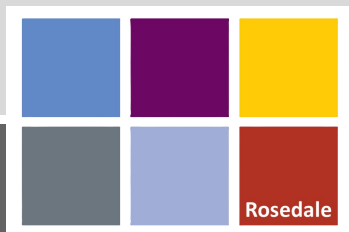
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Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

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