



**Duck Lagoon Sleaford Road, Tattershall Lincoln LN4 4LR**

**welcome to**

**Duck Lagoon Sleaford Road, Tattershall Lincoln**

A brilliant investment opportunity as a holiday let or to use as a personal weekend retreat, this lodge comes with a private fishing peg, raised decking area, hot tub, off road parking and sleeps six people.



### **Open Plan Lounge Kitchen**

17' 5" x 23' 6" ( 5.31m x 7.16m )

The lounge area has a radiator, TV point, window to the side and uPVC sliding door to the front. The kitchen is fitted with a range of wall and base units with work surfacing, sink, integrated dishwasher, built-in electric oven & hob and freestanding fridge freezer.

### **Bedroom One**

11' 7" x 10' 3" ( 3.53m x 3.12m )

There are fitted wardrobes, radiator and window to the rear.

### **Bedroom Two**

10' 3" x 11' 7" ( 3.12m x 3.53m )

Having fitted wardrobes, radiator and window to the rear.

### **Bathroom**

Fitted with a walk-in shower, wash hand basin, WC, radiator, tiled walls and window to the side.

### **Outside**

There is parking, raised decking with hot tub & seating and fishing peg.



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welcome to

## Duck Lagoon Sleaford Road, Tattershall Lincoln

- Two bedroom six berth lodge
- Open plan lounge kitchen area
- Raised decking and hot tub
- Private fishing peg
- Off road parking

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 230.00

Ground Rent: 6999.00

This is a Leasehold property with details as follows; Term of Lease 25 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH111770 - 0012

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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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