

4 SOUTH BANK, TALLINGTON, TALLINGTON, PE9 4RJ



£67,500

"Single lodge situated at Tallington Lakes Leisure Park on a good sized plot."

- SIDE AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- AIR CONDITIONING
- WELL MAINTAINED GARDENS
- SPACIOUS OPEN PLAN LIVING AREA
- SEPARATE SHOWER ROOM
- EN-SUITE BATHROOM
- GOOD SIZED PLOT
- OFF ROAD PARKING
- EPC ENERGY RATING NOT REQUIRED - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

This well presented two bedroom lodge occupies a generous plot and enjoys attractive lake views, although not situated on the lake's bank.

The accommodation briefly comprises an open plan kitchen, dining and living area with air conditioning and patio doors opening onto the decking.

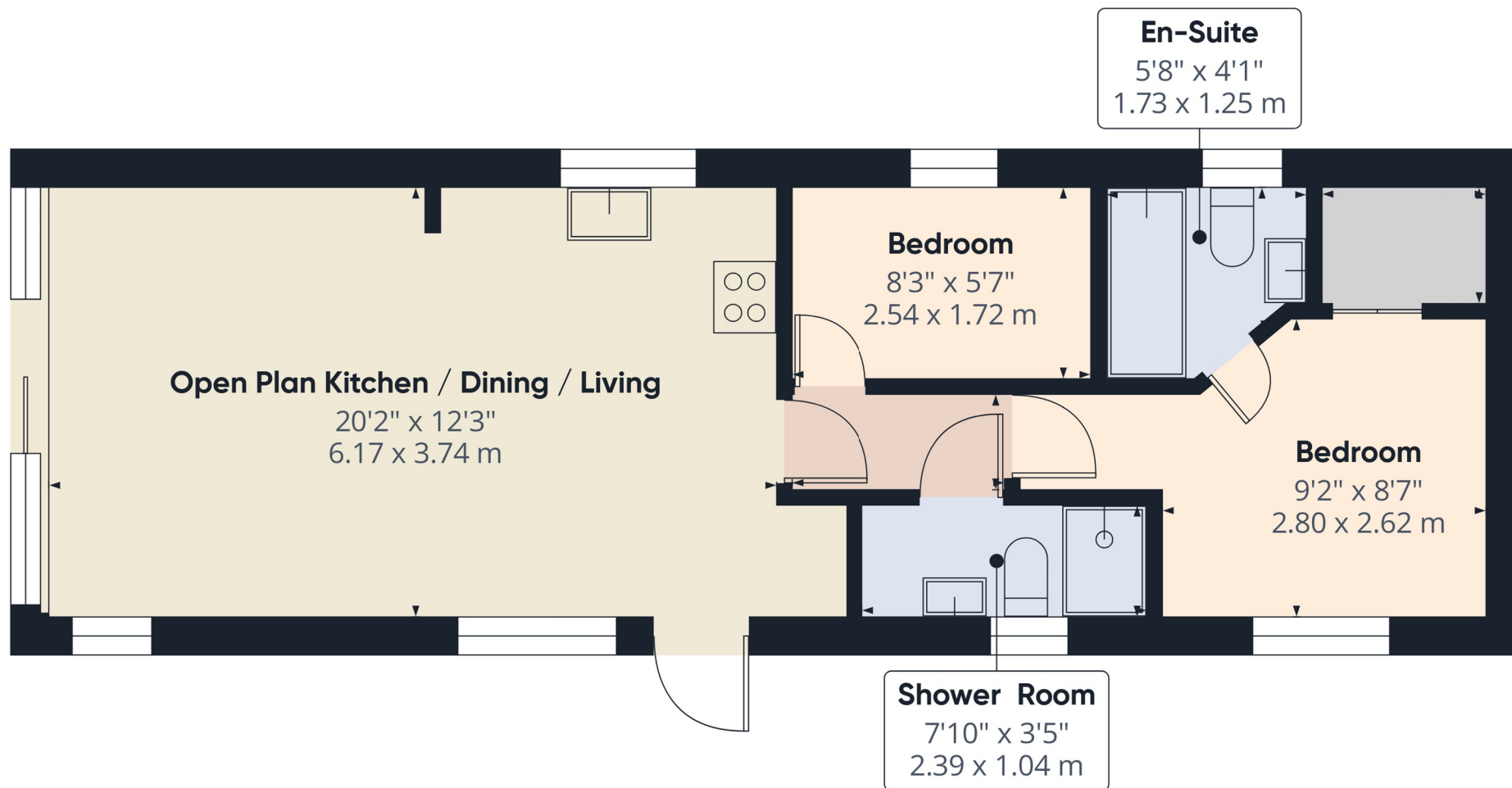
There are two bedrooms, with the principal bedroom benefiting from an en-suite bathroom and walk-in wardrobe, while the second bedroom features a built-in wardrobe and is served by a separate shower room.

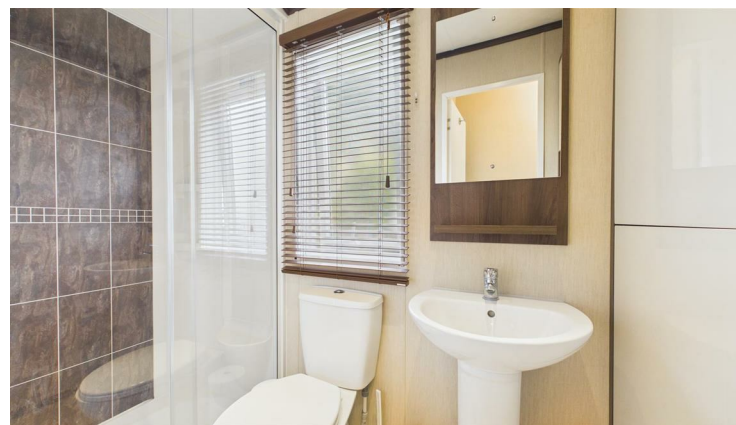
Externally, the well maintained plot offers off road parking for multiple vehicles, with potential to create additional parking if required. The property also benefits from side and rear gardens, together with a fenced area ideal for pets.

Agents Note: Annual plot fee from 1st April 2026 to 31st March 2027 is £3,216.04. Sewage £635.91, water rates £443.88, electricity standing charge £85.60, insurance admin fee £32.94. The lease expires in 2038 and is not renewable.

 2 Bedrooms  2 Bathroom  1 Reception







SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30540122

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

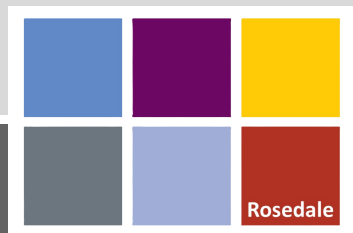
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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