



## Tattershall Lakes Country Park, Sleaford Road, Tattershall,

- BRAND NEW 2018, TWO BEDROOMS (both with BUILT IN furniture), TWO BATHROOMS, 38ft x 12 ft ABI 'The St. David' LODGE home
- ALL FURNITURE, furnishings and fittings INCLUDED, AVAILABLE IMMEDIATELY and can be used all year round
- 207 sq ft triple aspect OPEN PLAN living with VAULTED ceiling and access including via patio doors, to BOTH DECKS and 6 seat HOT TUB
- MODERN soft closure fitted KITCHEN with built in APPLIANCES including slot in cooker with electric oven and 4 ring gas hob, microwave, fridge freezer etc
- MODERN EN-SUITE BATHROOM with wall mounted shower extension and glass pivot shower door over bath
- SIX seat insert HOT TUB and EXTENSIVE side and front PVC style DECKING/walkway with balustrade railings and canopy/external LIGHTING
- GENEROUS WIDE PLOT with GARDEN and PARKING
- LOUNGE with feature fireplace and a sofa bed, and DINING area, with PATIO DOORS off to the decking
- MODERN SHOWER room with DOUBLE width shower, surface mounted hand basin on vanity unit and built in cupboards
- Gas CENTRAL HEATING, UPVC double glazed including patio and external doors

**Price £35,000**



# Tattershall Lakes Country Park, Sleaford Road, Tattershall, Lincoln, LN4 4LR

## DESCRIPTION

This is a very well presented, brand new 2018, two bedroom (both with built in furniture), two bathroom and 6 seat hot tub, 38ft x 12 ft ABI 'The St. David' lodge home with extensive wood effect PVC style decking and walkway with balustrade railings and canopy/external lighting and the inset hot tub, all on a generous wide plot with garden and parking. The property is available immediately, can be used all year round, and is with NO 'upward CHAIN'. It also benefits from all furniture, furnishings and fittings included (except TV), gas central heating and UPVC double glazing including patio and external doors.

The property consists of 207 sq ft triple aspect vaulted ceiling open plan lounge, dining, modern kitchen living (with feature fireplace, sofa bed and built in kitchen appliances including slot in cooker with electric oven and 4 ring gas hob, microwave, fridge freezer etc), built in storage cupboard, and access including via patio doors, to both decks and the 6 seat hot tub, inner hall, modern shower room (with double width shower, surface mounted hand basin on vanity unit and built in cupboards), master bedroom (with built in double wardrobe mirror fronted and with drawers, open shelving, chest of four drawers, small dressing table and bedside cabinets), modern en-suite bathroom (with wall mounted shower extension and glass pivot shower door over bath) and bedroom two (with built in wardrobe and bedside cabinet). The site can be used 12 months of the year by extending the standard 10 month agreement for an additional £410 and the standard pitch fee 2025/26 is £8,696.43 excluding any loyalty discount. Of course, the property can be profitably rented out. In addition to the advertised price, a park purchase fee of 15% plus VAT is to be added.

Tattershall Lakes Country Park is situated within a woodland setting having a range of facilities and activities including lakes for jet-skiing, water-skiing and fishing, a man-made beach, indoor and outdoor swimming pools





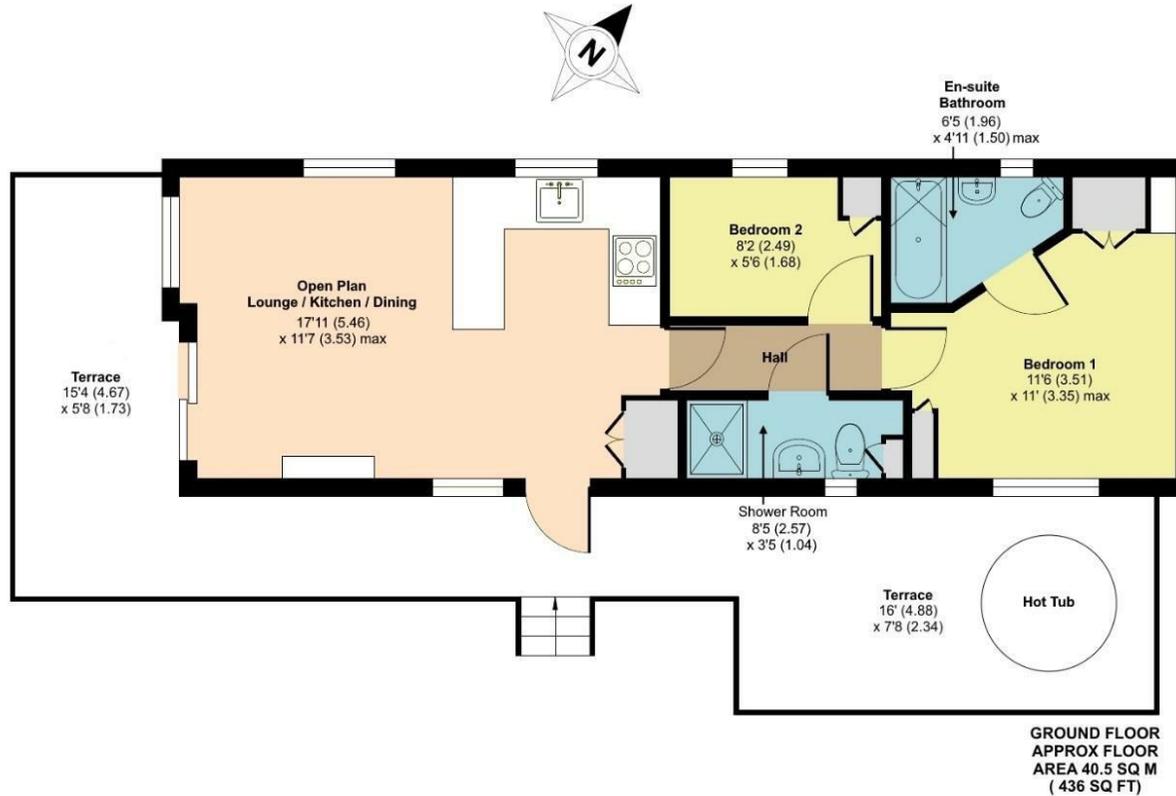
# Tattershall Lakes Country Park, Sleaford Road, Tattershall, Lincoln, LN4

Approximate Area = 436 sq ft / 40.5 sq m

For identification only - Not to scale

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



 RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1141113

### Viewings

Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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