



Tattershall Lakes Sleaford Road, Tattershall Lincoln LN4 4JG

welcome to

Tattershall Lakes Sleaford Road, Tattershall Lincoln

Are you interested in having your own holiday getaway with your family or friends on the popular site of Tattershall Lakes Country Park? Then we have the Park Home for you with this modern lodge. Call us to book your viewing.



Entrance Hall

Being approached via a glazed uPVC door from the side, having a radiator and spotlights.

Kitchen

9' 1" x 6' (2.77m x 1.83m)

Fitted with a range of wall and base units with work surfacing over and stainless steel single drainer with mixer tap. There is a built-in oven, gas hob, glass splashback, extractor, microwave, spotlights and window to the side.

Lounge Diner

14' x 11' 1" (4.27m x 3.38m)

There is an electric fire, shelving, fitted seating, TV point, spotlights, radiator and windows to the front and both sides. The dining area has fitted seating, table and window to the side.

Bedroom One

8' 1" x 10' excl wardrobes (2.46m x 3.05m excl wardrobes)
There is a fitted double bed, double wardrobe, dressing table, bedside cabinets, radiator, spotlights and window to the side.

Ensuite

Fitted with a wash hand basin set into a vanity unit, WC, radiator and window to the rear.

Bedroom Two

5' x 6' 1" (1.52m x 1.85m)

Having two single beds, built in headboards, bedside cabinet, small cupboard, spotlights, radiator and window to the side.

Bedroom Three

5' 1" x 7' 1" max (1.55m x 2.16m max)

There are two single beds, built in wardrobe, bedside cabinet, radiator, spotlights and window to the side.

Shower Room

Fitted with a shower cubicle with thermostatic shower, pedestal wash hand basin, WC, radiator and window to the side.

Outside

There is a large decked area with is approached via steps and railings. In addition there is a single parking space.



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welcome to

**Tattershall Lakes Sleaford Road,
Tattershall Lincoln**

- Modern Park Home
- Three Bedrooms
- Single Parking Space
- Well Presented
- Popular Holiday Park

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£15,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111014 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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