

21 ISLAND BANK, TALLINGTON, PE9 4RJ



£55,000

"Two bedroom single lodge situated at Tallington Lakes Leisure Park."

- TWO BEDROOM SINGLE LODGE
- OPEN PLAN KITCHEN / DINING / LIVING
- INTEGRATED APPLIANCES
- EN-SUITE
- WALK-IN WARDROBE
- FAMILY SHOWER ROOM
- TALLINGTON LAKES LEISURE PARK
- FRENCH DOORS TO DECKING
- AIR CONDITIONING
- COUNCIL TAX BAND A / EPC ENERGY RATING NOT REQUIRED

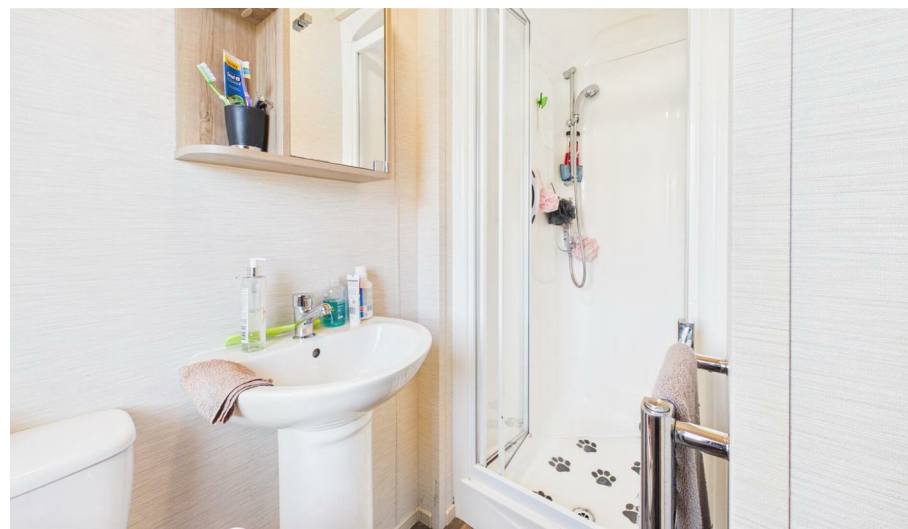
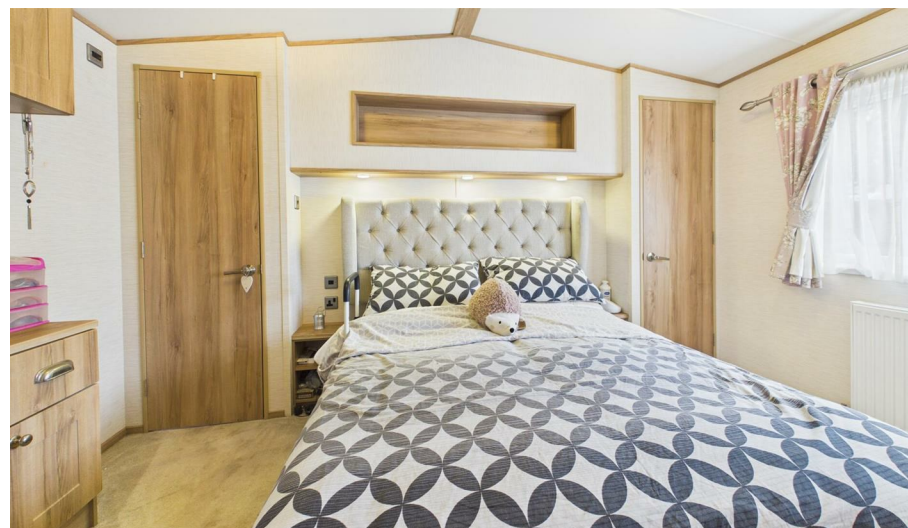


PROPERTY HIGHLIGHTS

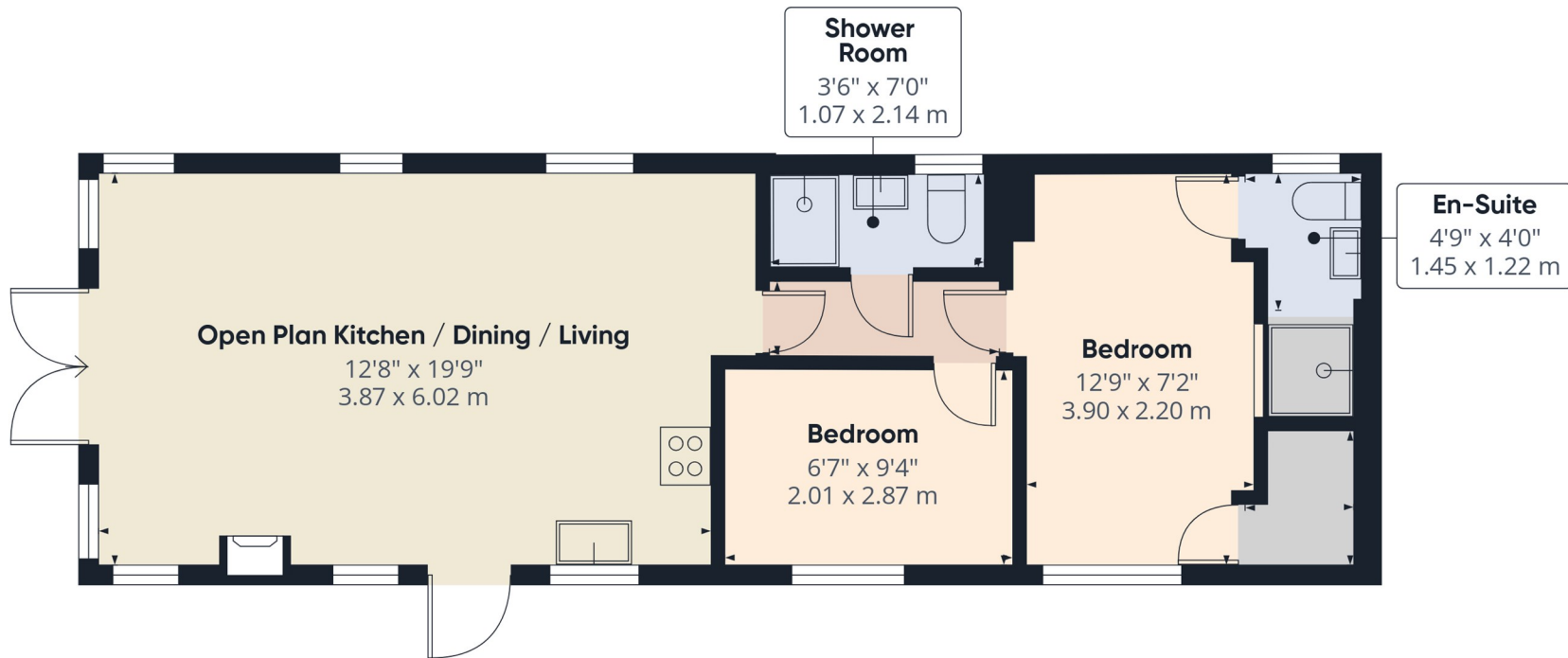
This park home offers a modern and inviting open plan kitchen, dining, and living area, perfect for both relaxation and entertaining. The kitchen is equipped with integrated appliances and air conditioning.

The lodge features two well-appointed bedrooms, both with built-in furniture that maximises space and storage. The principal bedroom is particularly impressive, boasting an ensuite shower room and a walk-in wardrobe that provides ample room for your belongings. Additionally, there is a family shower room.

Agents note: Plot fees for 2026/2027 are £3,216.04, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2040 and is not renewable. Tallington Lakes will move this lodge from its current position on the lake to Edelweiss, a non lakeside part of the site on completion of purchase. The purchaser will be responsible for the cost of moving the lodge and the decking, which is £5,500 + VAT.



2 null Bedrooms 1 null Bathroom 1 null Reception



Approximate total area⁽¹⁾

496 ft²

46.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: A

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

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?

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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.

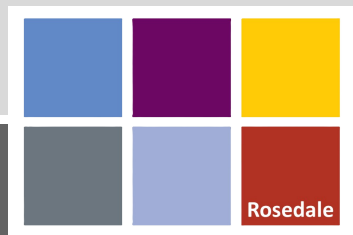
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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