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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Osprey Rise,
Tattershall Lakes,
Lincoln
LN4 4LR**

£125,000

This stunning 6 berth mini lodge is offered for sale in the ever popular resort of Tattershall lakes country park, found in the beautiful Lincolnshire wolds. Finished to an exceptional standard throughout, the property comes equipped with an open plan fitted kitchen breakfast room with a range of integral appliances, Lounge with television and double doors leading to the outside veranda which leads to a sunken hot tub. There are three bedrooms, all having built in fitted wardrobes, along with a cloakroom accessed from bedroom 1 and a separate shower room off the hallway. The lodge offers beautiful lake views and is a short walk from the centre of the resort which offers shops, cafe's bars and restaurants , along with an abundance of leisure activities.

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Entrance Hall

Side entrance door from veranda leads into hallway with 2 built in cupboards

Lounge Kitchen Dining room

18' 9" x 13' 3" (5.705m x 4.033m)

uPVC doors to front leads to outside veranda. uPVC window to side and further 2 upVC windows to other side. Range of superb modern units incorporating integral appliances, dining table, fireplace housing electric fire. A lovely entertaining space which can also be used for relaxing at the end of the day.

Shower room

7' 2" x 3' 5" (2.19m x 1.05m)

uPVC window to side, walk in shower cubicle, close coupled w/c and vanity wash basin, heated towel rail

Bedroom 1

9' 0" x 13' 2" (2.74m x 4.02m)

uPVC window to rear, upvc window to side. Built in wardrobes and dressing area, door to side leads into cloakroom

Cloakroom

2' 9" x 3' 5" (0.84m x 1.04m)

Close coupled W/C, heated towel rail, wash basin, built in cupboards

Bedroom 2

7' 10" x 7' 1" (2.39m x 2.17m)

uPVC window to side, wardrobes

Outside

The lodge is accessed via steps leading to the outside veranda which extends to the side and front of the property. There is a sunken hot tub located to the side of the lodge and space at the front for chairs and bistro table. There is also parking available to the side of the lodge

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

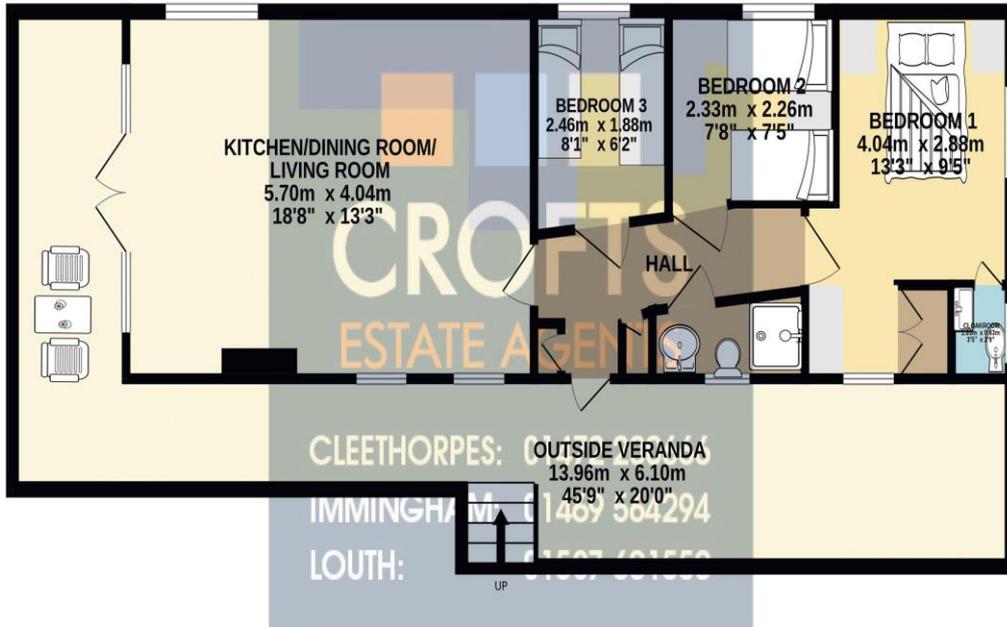
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
79.6 sq.m. (856 sq.ft.) approx.



TOTAL FLOOR AREA: 79.6 sq.m. (856 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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