

44 EDELWEISS, BARHOLM ROAD, TALLINGTON, PE9 4RJ



£80,000

"Luxury lodge situated at Tallington Lakes"

- TALLINGTON LAKES
- LEASE UNTIL 2041
- OFF ROAD PARKING
- THREE BEDROOMS
- SHOWER ROOM AND SEPARATE WC
- EN-SUITE
- BUILT-IN WARDROBES
- OPEN PLAN KITCHEN / DINING / LIVING
- WELL PRESENTED
- EPC ENERGY RATING NOT REQUIRED / COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

This three bedroom 'Lesko Ullswater' lodge is beautifully presented. With bright and contemporary open plan kitchen/dining/living, with integrated appliances, this lodge is not one to be missed.

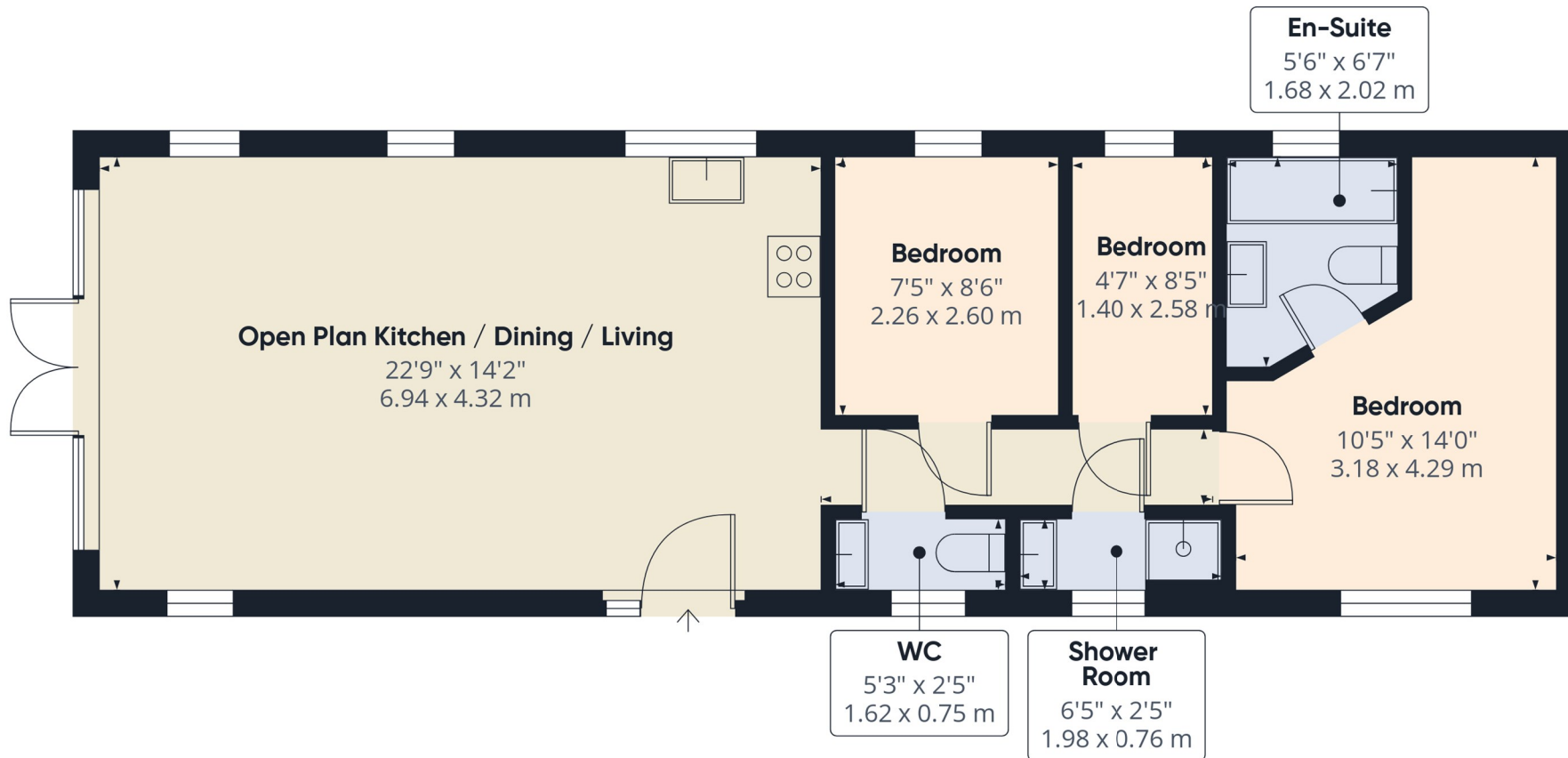
There are three bedrooms, each with built-in wardrobes, and an en suite to the principal. A further shower room, and separate cloakroom, complete this lodge.

Externally there is off road parking and a storage shed. The lease runs until 2041.

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 2041.

 3 Bedrooms  2 Bathroom  1 Reception





Approximate total area⁽¹⁾

642 ft²

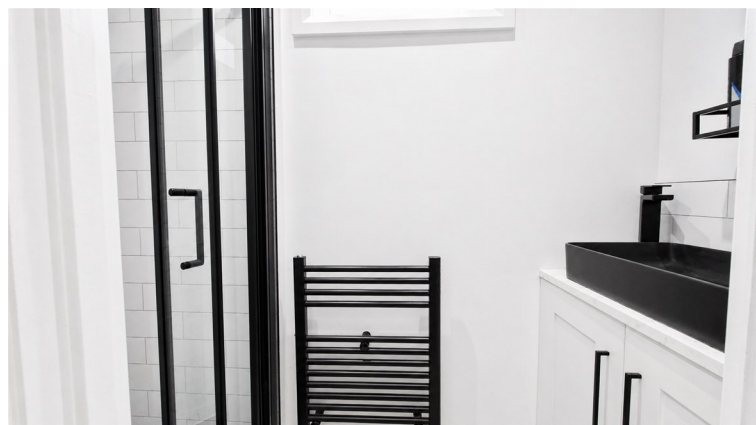
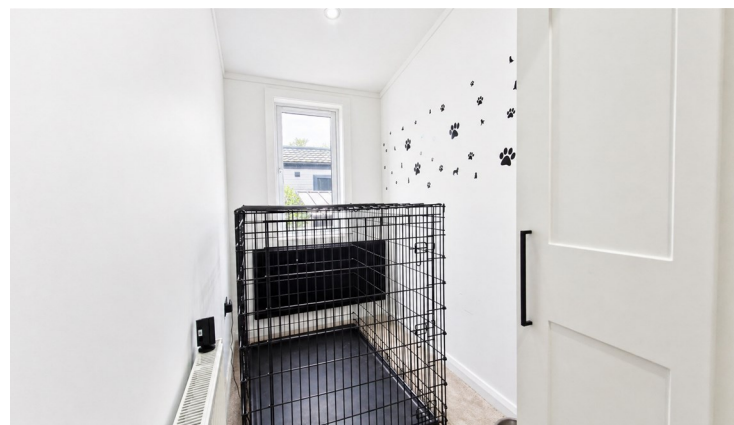
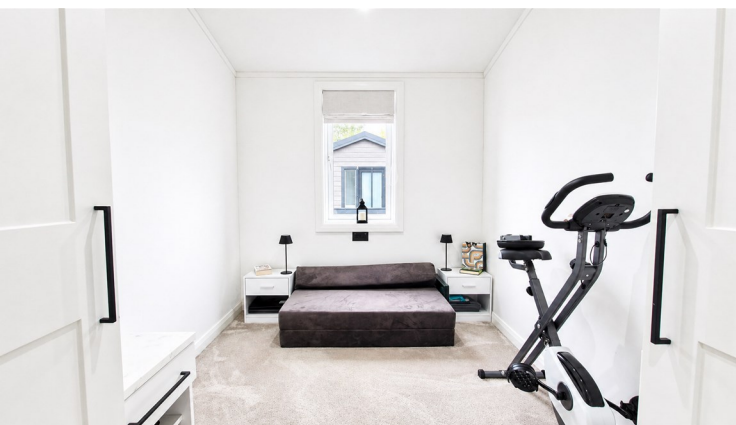
59.6 m²

(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
- 30295392

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

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.

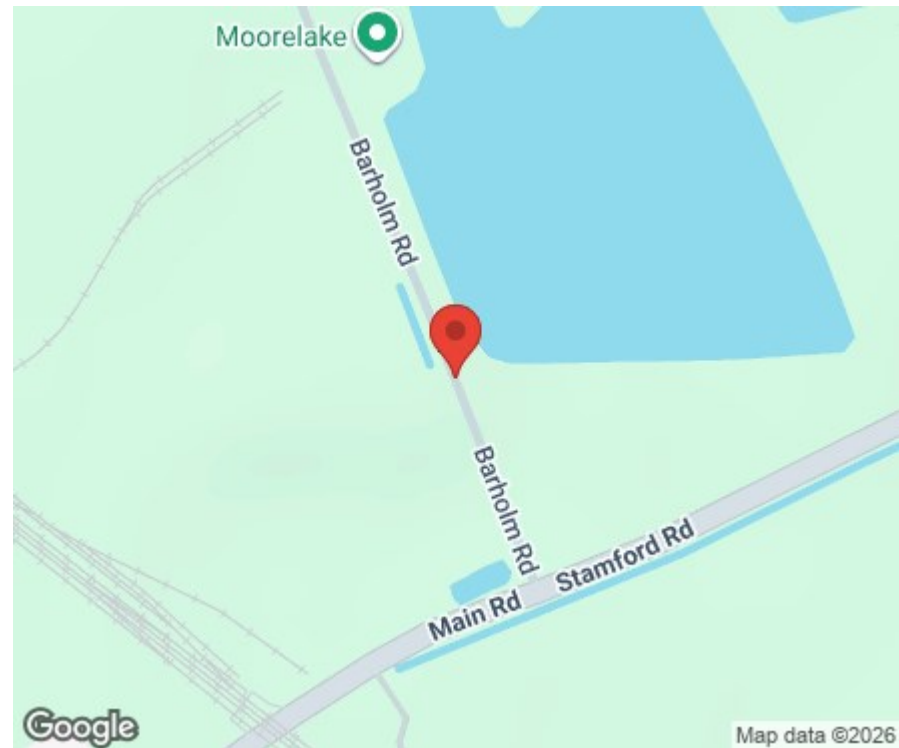
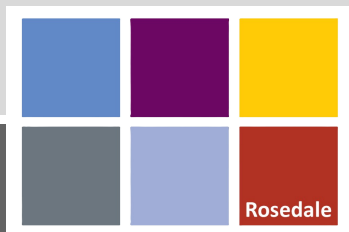
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.

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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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