



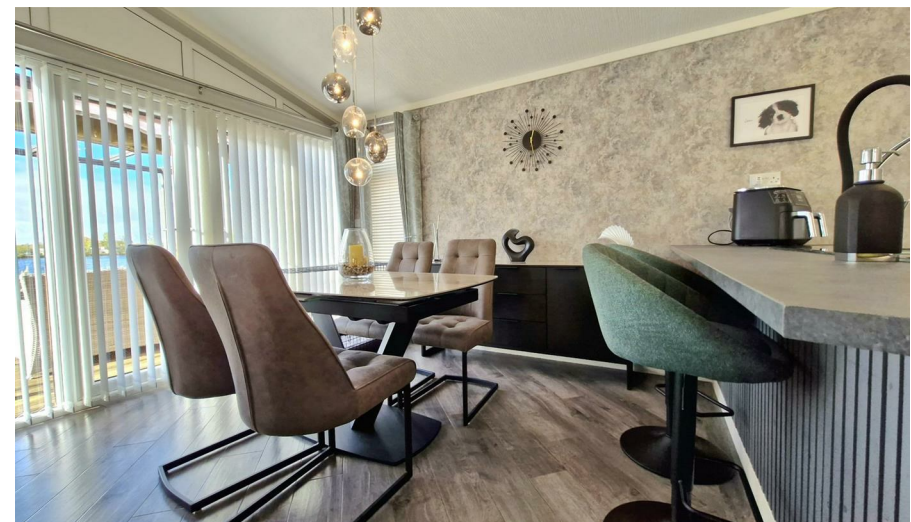
117 SOUTH BANK, TALLINGTON LAKES, MARKET DEEPING, PE9 4RJ



£175,000

"Double lakeside lodge with air conditioning."

- TWO AIR CONDITIONING UNITS
- FISHING JETTY
- WALK-IN WARDROBE
- OPEN PLAN KITCHEN/DINING/LIVING
- TWO DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPLE BEDROOM
- BREAKFAST BAR
- LAKESIDE LOCATION
- TALLINGTON LAKES
- COUNCIL TAX BAND A - EPC NOT APPLICABLE



PROPERTY HIGHLIGHTS

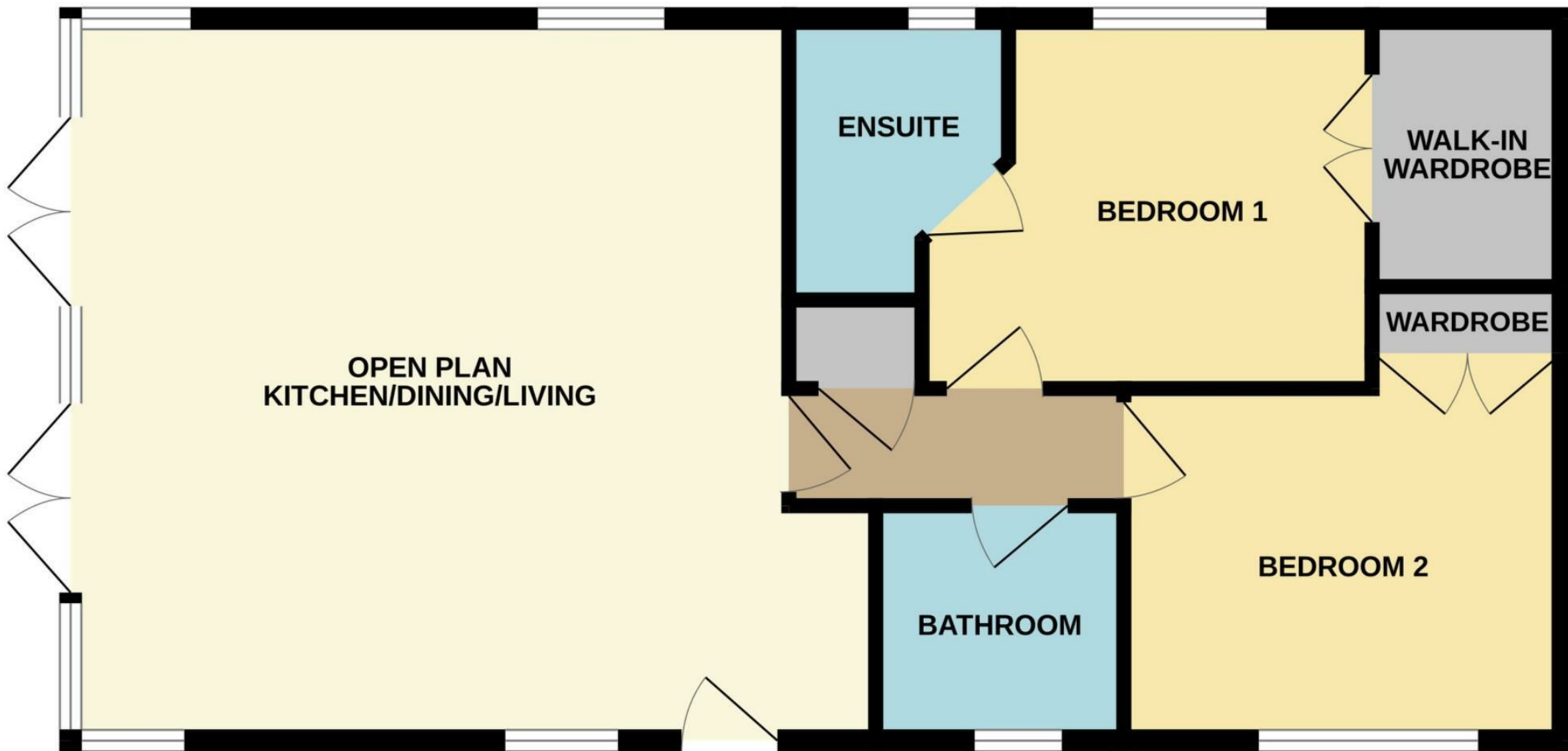
Beautifully situated to enjoy exceptional views across the lake, this impressive lodge offers spacious and modern accommodation throughout.

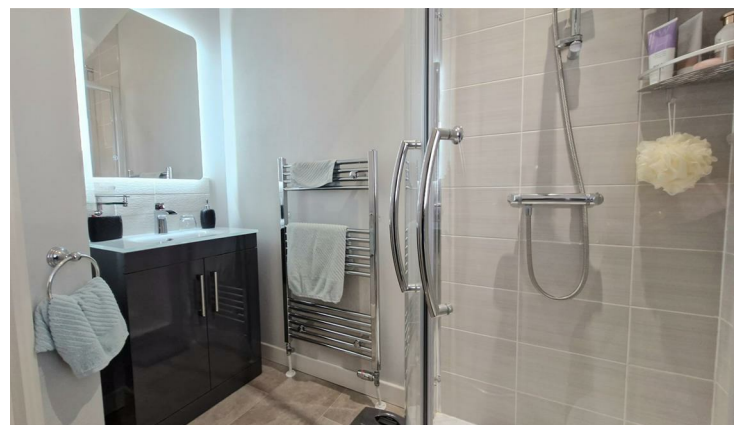
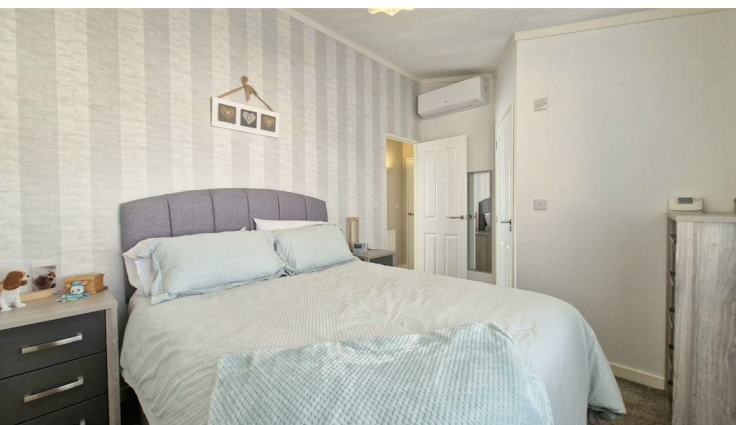
The property features two attractive garden areas and excellent off road parking. Inside, the open-plan living area combines a stylish kitchen, air-conditioned lounge, and dining space, perfect for relaxing or entertaining.

The main bedroom benefits from a walk-in wardrobe, air conditioning, and an ensuite shower room, while a second bedroom with built-in wardrobes is served by a modern family bathroom.



🛏 2 Bedrooms 🚿 2 Bathroom 🪑 1 Reception





SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29651513

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?

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.

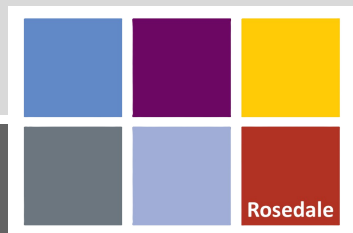
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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.

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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