



**Duck Lake Sleaford Road, Tattershall Lincoln LN4 4LR**



***welcome to***

**Duck Lake Sleaford Road, Tattershall Lincoln**

A brilliant investment opportunity as a holiday let, this six berth lodge is situated on the popular Tattershall Lakes Country Park. Large open plan lounge kitchen diner area, family bathroom and two bedrooms. Private fishing peg, hot tub and raised decking.



**Open Plan Lounge Kitchen Diner**

23' 1" x 15' 1" max ( 7.04m x 4.60m max )

There is a TV point, windows to the side and front, radiator, and bi-fold doors. The kitchen has a one and a half bowl stainless steel sink, integrated dishwasher, electric oven and hob.

**Cloakroom**

Fitted with a wash hand basin and WC.

**Bedroom One**

11' 5" x 10' 3" ( 3.48m x 3.12m )

There are built-in wardrobes, radiator, TV point and window to the rear.

**Bedroom Two**

10' 3" x 11' 5" ( 3.12m x 3.48m )

Having built-in wardrobes, TV point, radiator and window to the rear.

**Shower Room**

Fitted with a walk-in shower, wash hand basin, WC, extractor, radiator and window to the side.

**Outside**

There is raised decking, hot tub, private fishing peg and parking.



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## **Duck Lake Sleaford Road, Tattershall Lincoln**

- Investment opportunity
- Six berth lodge
- Open plan living
- Private fishing peg
- Raised decking and hot tub

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 5500.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH111760 - 0010

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