



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

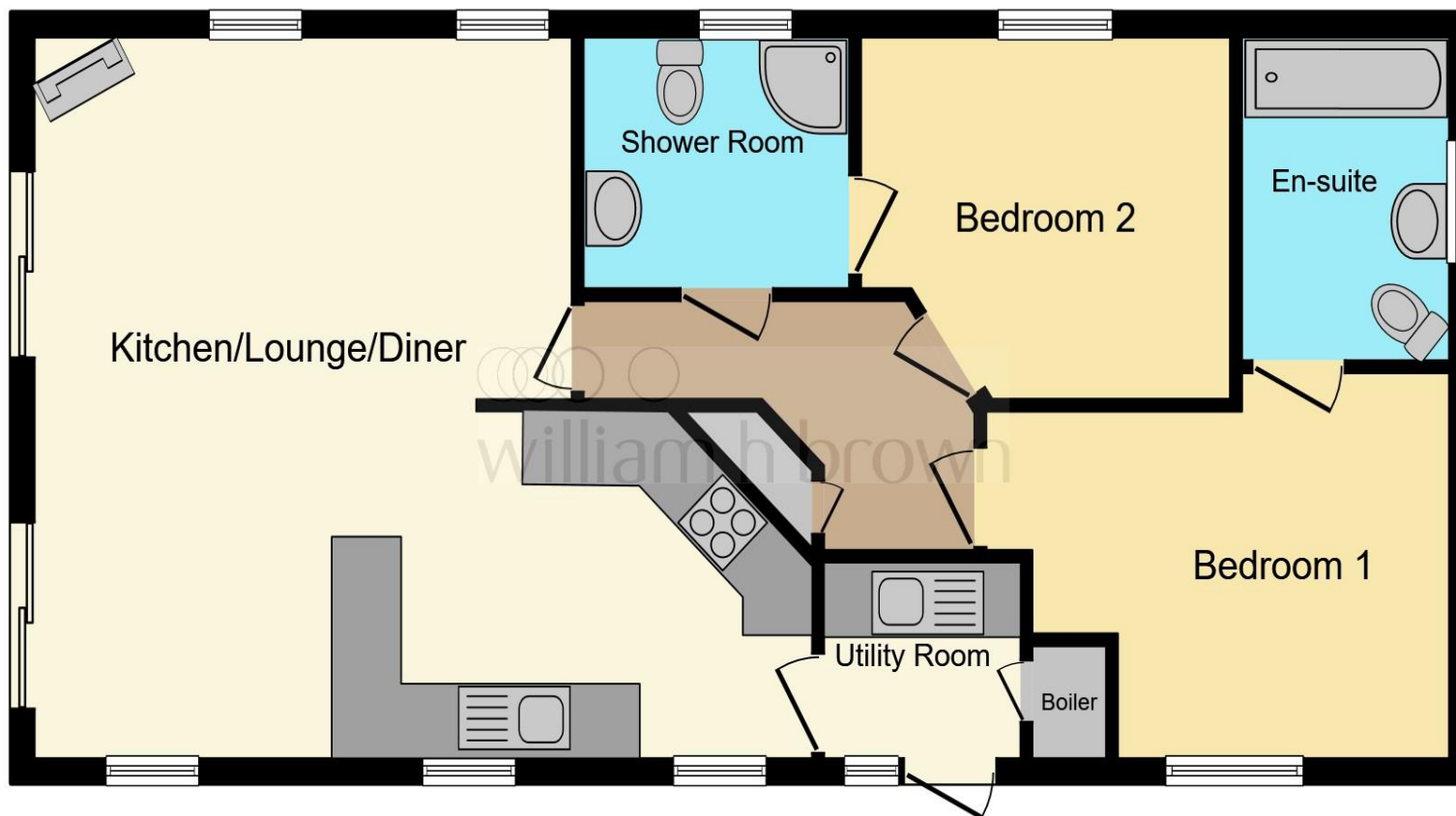


**welcome to**

**Rudd Lake Sleaford Road, Tattershall Lincoln**

Two double bedroom six berth lodge, OVERLOOKING RUDD LAKE WITH ITS OWN PRIVATE FISHING PEG. Large open plan kitchen living area with sliding doors to decking. FAMILY SHOWER ROOM & EN-SUITE TO MASTER. Off road parking & RAISED DECKING AREA WITH SUNKEN HOT TUB





### Utility Room

5' 6" x 4' 11" ( 1.68m x 1.50m )

### Open Plan Dining Kitchen

22' x 9' 6" ( 6.71m x 2.90m )

### Lounge

16' 8" x 9' 5" ( 5.08m x 2.87m )

### Inner Hall

### Bedroom One

13' 5" x 9' 6" ( 4.09m x 2.90m )

### En-Suite

5' 7" x 9' ( 1.70m x 2.74m )

### Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

### Shower Room

6' 4" x 6' 7" ( 1.93m x 2.01m )

### Outside

### Agents Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

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

- TWO BEDROOM SIX BERTH LODGE ON TATTERSHALL LAKES
- KITCHEN DINER OPEN PLAN WITH LOUNGE
- FAMILY SHOWER ROOM & EN-SUITE TO MASTER
- OFF ROAD PARKING
- RAISED DECKING WITH SUNKEN HOT TUB & PRIVATE FISHING PEG

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: 6914.43

This is a Leasehold property with details as follows; Term of Lease 25 years from 20 Mar 2024.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWB114702](http://williamhbrown.co.uk/Property/BWB114702)



Property Ref:  
BWB114702 - 0009

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**william h brown**



**01205 351010**



[Boston@williamhbrown.co.uk](mailto:Boston@williamhbrown.co.uk)



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**