



**Willow Holt Caravan Park Lodge Road, Tattershall LN4 4JS**

**welcome to**

**Willow Holt Caravan Park Lodge Road, Tattershall Lincoln**

A beautifully presented holiday home in the sought-after Willow Holt development, set in a peaceful lakeside location. Features generous decking, private waterside spot, enclosed patio with hot tub and light-filled open-plan living space. Close to Woodhall Spa, viewing is highly recommended!



### **Lounge Kitchen Diner**

20' 6" x 19' 5" ( 6.25m x 5.92m )

The lounge area has a fireplace with electric fire, two radiators, TV point, two French doors to the decking. The kitchen is fitted with a range of wall and base units with work surfacing over, single drainer sink, Belling Rangemaster cooker, integrated microwave, integrated wine cooler, fridge freezer and three windows.

### **Utility Room**

7' 9" x 5' 3" ( 2.36m x 1.60m )

Having wall and base units with work surfacing over, integrated washing machine, boiler cupboard, radiator, window and door to the side.

### **Hall**

Having a cupboard and radiator.

### **Bedroom One**

10' 8" x 9' 7" ( 3.25m x 2.92m )

There is a dressing room, TV point, radiator and window to the side.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window.

### **Bedroom Two**

9' 7" x 9' 2" ( 2.92m x 2.79m )

Having a cupboard, TV point, radiator and window.

### **Dressing Room**

Between bedroom two and bathroom.

### **Jack 'n' Jill Bathroom**

8' 8" x 6' 8" ( 2.64m x 2.03m )

Fitted with a suite comprising a bath with shower over, wash hand basin, WC, heated towel rail and window.

### **Outside**

To the outside there is parking spaces to the front and side, decking/seating area overlooking the lake, garden to the side with two sheds and hot tub. There is a lawned area to fishing pegs.



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## Willow Holt Caravan Park Lodge Road, Tattershall Lincoln

- Beautiful lodge with lakeside views
- Two generous sized bedrooms
- Stun open-plan living space with centre island
- Private decking area and enclosed garden with hot tub
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 3680.00

This is a Leasehold property with details as follows; Term of Lease 30 years from 01 Jan 2018.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112783 - 0011

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