



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

**welcome to**

**Duck Lake Sleaford Road, Tattershall Lincoln**

NO ONWARD CHAIN/ OVERLOOKING DUCK LAKE/ PRIVATE FISHING PEG. The property comprises entrance hall, open plan kitchen/diner/lounge, bedroom one, bathroom, decking area with outdoor bath overlooking Duck Lake, enclosed side garden and parking for two cars to the front of the property





**Entrance Hall**

**Kitchen/Living Space**

19' 9" x 14' 5" ( 6.02m x 4.39m )

**Bedroom One**

13' 1" x 9' 4" ( 3.99m x 2.84m )

**Bathroom**

**Rear Garden**

**Side Garden**

**Parking Area**

welcome to

## Duck Lake Sleaford Road, Tattershall Lincoln

- BEAUTIFULLY PRESENTED LODGE OVERLOOKING DUCK LAKE
- PRIVATE GARDEN WITH DECKING AREA OVERLOOKING DUCK LAKE
- PRIVATE FISHING PEG
- ALL NEW FIXTURES AND FITTINGS THROUGHOUT
- PARKING FOR TWO CARS

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 4145.46

This is a Leasehold property with details as follows; Term of Lease 80 years from 10 Aug 2025. 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/BWB116293](https://www.williamhbrown.co.uk/Property/BWB116293)



Property Ref:  
BWB116293 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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