



Duck Lake Sleaford Road, Tattershall Lincoln LN4 4LR

welcome to

Duck Lake Sleaford Road, Tattershall Lincoln

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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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

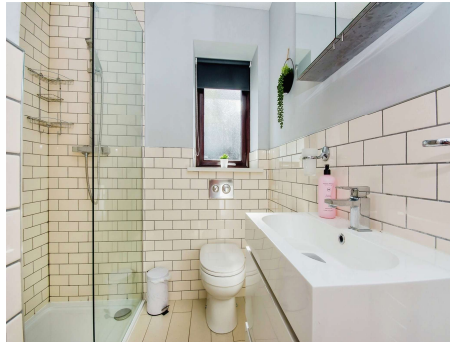
Service Charge: Ask Agent

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 - 0014

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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