Rosedale

134 SOUTH BANK, TALLINGTON, PE9 4RJ

£155,000 OFFERS IN THE REGION OF *"Double lodge on an expansive plot at Tallington Lakes"*

- DETACHED OMAR LODGE
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- LARGE PLOT
- OPEN PLAN DINING/KITCHEN/LIVING AREA
- DOUBLE LODGE
- TALLINGTON LAKES
- WET ROOM
- PRIVATE GARDENS
- EPC ENERGY RATING NOT REQUIRED / COUNCIL TAX BAND A

PROPERTY HIGHLIGHTS

A superb opportunity to acquire this beautifully positioned lodge at the end of South Bank within the sought after Tallington Lakes development.

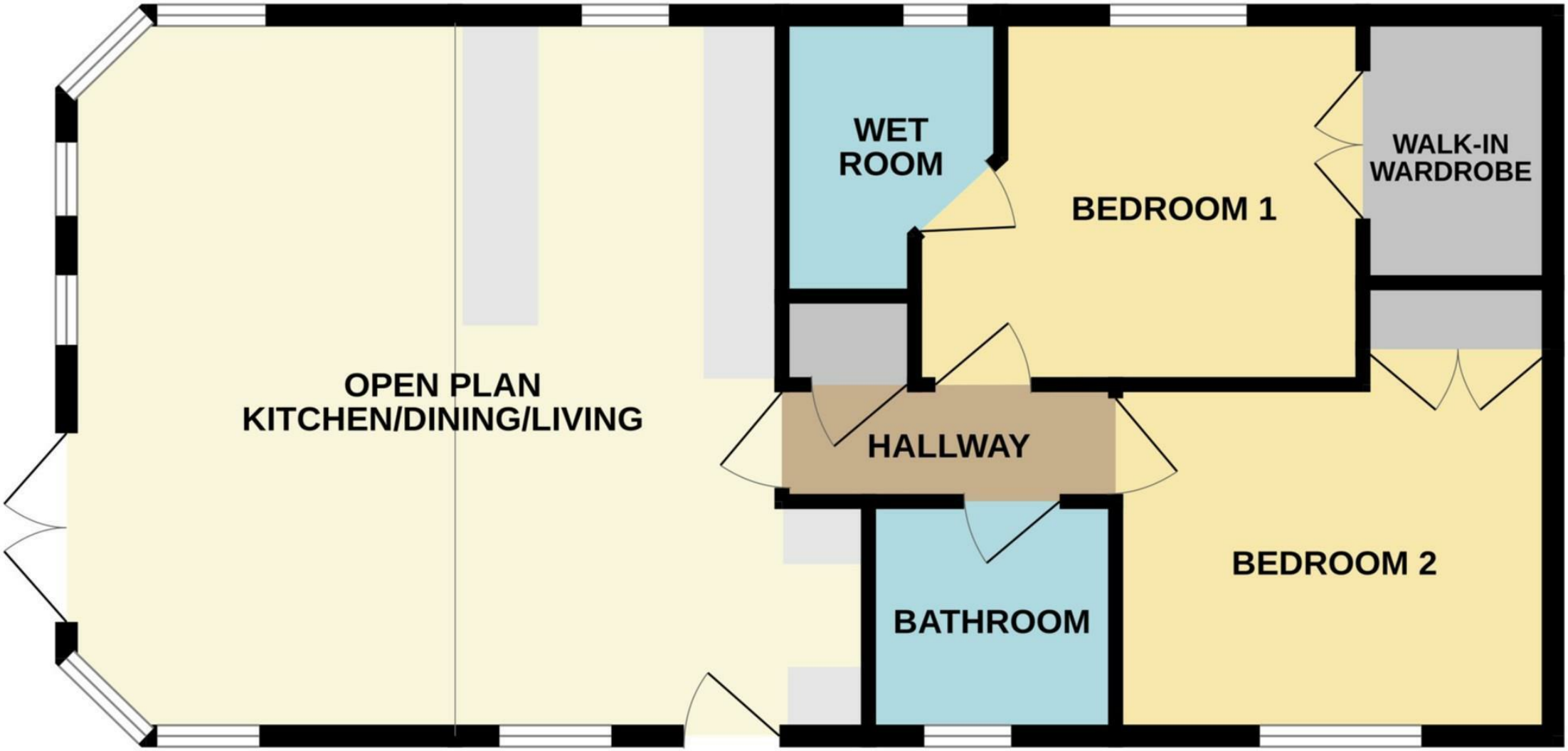
Set on a generous plot with private gardens to the side and rear, the property also benefits from a triple width block-paved driveway.

Inside, the bright and spacious open plan kitchen, dining and living area enjoys an abundance of natural light and opens onto a sunny south facing deck.

The contemporary kitchen comes complete with integrated appliances, while both double bedrooms feature built-in wardrobes, with the principle bedroom further enhanced by its own en-suite wet room.

Agents Note: Plot fees for 1st April 2026 to 31st March 2027 inclusive £4,631.92, sewage £635.91, water rates £443.88, electricity charge £85.60, insurance administration fee £32.94. The lease expires in 2059.

2 Bedrooms 2 Bathroom 1 Reception


WET ROOM
BEDROOM 1
WALK-IN WARDROBE
OPEN PLAN KITCHEN/DINING/LIVING
HALLWAY
BATHROOM
BEDROOM 2

Arsenal

SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29732880

Or alternatively speak to your Rosedale agent who will be able to help you.

Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

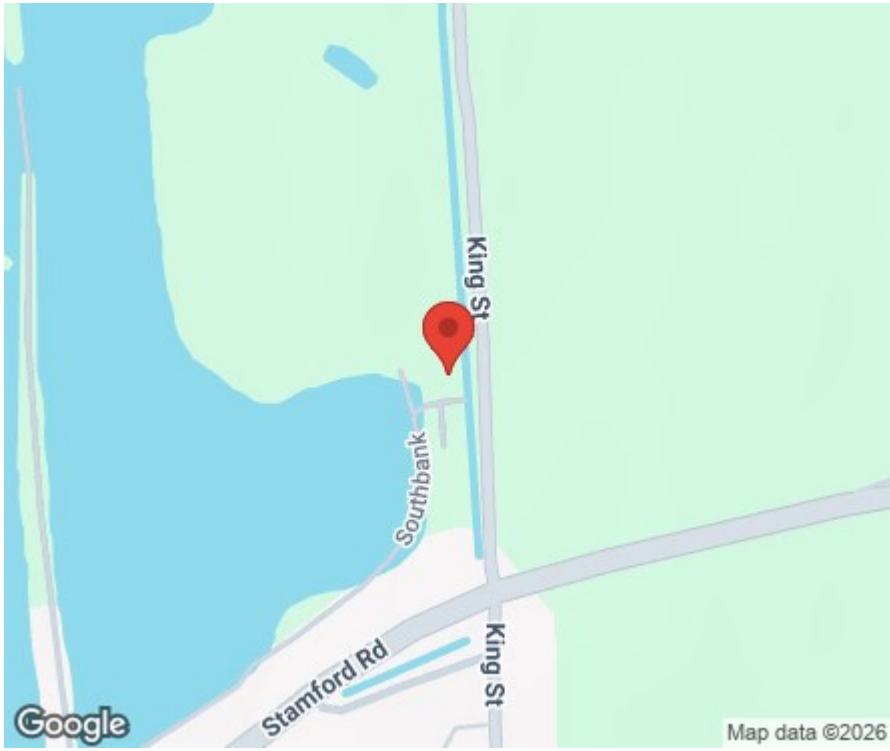
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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