



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

**welcome to**

**Duck Lagoon Sleaford Road, Tattershall Lincoln**

Brilliant investment opportunity as a holiday let or to use as a personal weekend retreat, this lodge comes with a private fishing peg, raised decking area, hot tub, off road parking and sleeps six people.



### **Open Plan Lounge Kitchen**

17' 5" x 23' 6" ( 5.31m x 7.16m )

The lounge area has a radiator, TV point, window to the side and uPVC sliding door to the front. The kitchen is fitted with a range of wall and base units with work surfacing, sink, integrated dishwasher, built-in electric oven & hob and freestanding fridge freezer.

### **Bedroom One**

11' 7" x 10' 3" ( 3.53m x 3.12m )

There are fitted wardrobes, radiator and window to the rear.

### **Bedroom Two**

10' 3" x 11' 7" ( 3.12m x 3.53m )

Having fitted wardrobes, radiator and window to the rear.

### **Bathroom**

Fitted with a walk-in shower, wash hand basin, WC, radiator, tiled walls and window to the side.

### **Outside**

There is parking, raised decking with hot tub & seating and fishing peg.



***view this property online*** [williamhbrown.co.uk/Property/SNH111770](http://williamhbrown.co.uk/Property/SNH111770)



welcome to

## Duck Lagoon Sleaford Road, Tattershall Lincoln

- Two bedroom six berth lodge
- Open plan lounge kitchen area
- Raised decking and hot tub
- Private fishing peg
- Off road parking

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 230.00

Ground Rent: 6999.00

This is a Leasehold property with details as follows; Term of Lease 25 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH111770](https://www.williamhbrown.co.uk/Property/SNH111770)



Property Ref:  
SNH111770 - 0013

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.



william h brown



**01529 303040**



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



75 Southgate, SLEAFORD, Lincolnshire, NG34  
7TA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)