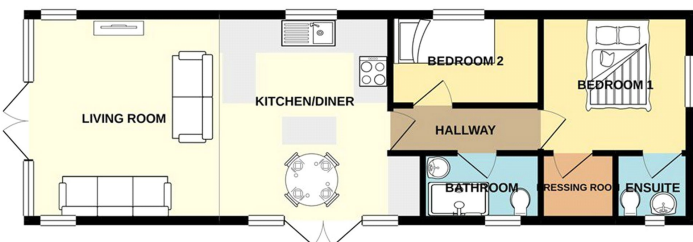




67 South Bank, Tallington Lakes, Tallington, PE9 4RJ

£75,000



*** AFFORDABLE LAKESIDE LIVING *** " This 'Omar Manhattan' is only three years old and offers spacious living accommodation, plus an en suite to the principle bedroom. The decking wraps around two sides of the lodge which in turn opens up into an open plan kitchen dining family room, with integrated white goods and air conditioning. To the front their is a storage shed and double width parking.

TALLINGTON

The village of Tallington is situated between the market towns of Stamford (4.3 miles) and Market Deeping (3.5 miles), with the city of Peterborough (11.6 miles) to the south. The village also benefits from a public house, The Whistle Stop, petrol filling station with convenience store, as well as several other smaller businesses. Close at hand are Tallington Lakes which provide a variety of water sports and other outdoor activities.

KITCHEN DINER

13' 1" x 9' 7" (3.99m x 2.92m) (Approx) Fitted with a range of base and eye level units with worktop over. Inset stainless steel sink and drainer with tiled splash backs and a five ring gas hob with oven under and hood over. Integral fridge freezer, dishwasher, microwave and washer dryer. Central island and UPVC double glazed French doors and windows to one side and a UPVC window to the other side. Wall mounted air conditioning unit.

LIVING ROOM

13' 1" x 12' 6" (3.99m x 3.81m) (Approx) UPVC double glazed French doors and windows to the rear and further windows to each side. Laminate flooring, radiator, TV point and a wall mounted fire.

INNER HALL

Laminate flooring. Doors to:

BEDROOM ONE

9' 6" x 9' 1" (2.90m x 2.77m) (Approx) UPVC double glazed window to the front, radiator, TV point and overbed storage cupboard.

WALK IN WARDROBE

Fitted with shelving and hanging rails, recessed spotlight and a radiator.

EN SUITE

Fitted with a two piece suite comprising of close coupled dual flush WC and a pedestal wash hand basin with tiled splash back. Heated towel rail, extractor fan, electric shaver point and a UPVC double glazed window.

BEDROOM TWO

9' 8" x 5' 9" (2.95m x 1.75m) UPVC double glazed window to the side, laminate flooring, radiator and built in wardrobes.

SHOWER ROOM

Fitted with a three piece suite comprising of pedestal wash hand basin with tiled splash back, close coupled dual flush WC and a double shower cubicle. Laminate flooring, recessed spotlights, extractor fan, heated towel rail and a UPVC double glazed window.

OUTSIDE

There is gravelled parking for two cars to the front and a storage shed. Raised decking to two sides of the lodge with gated access.

FLOORPLAN

The floor plan shown is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and intended as a guide only.

AGENTS NOTE

The current lease fees are £3325.89, which includes plot fee, water and sewage. There are 16 years remaining of a twenty year lease.

The current plot is on the banks of one of the lakes, however Tallington Lakes reserve the right to move the lodge on completion of any purchase to another site within the park.

