



**2 Island bank, Tallington Lakes, Tallington, Lincolnshire PE9 4RJ**

**£65,000**



\*\*\* NO ONWARD CHAIN \*\*\* "This two bedroom lodge built by 'ABI' offers spacious accommodation with an open plan kitchen dining and living room opening out to the decking, and further benefitting from integral white goods to the kitchen. There are two good bedrooms, the principle with an en suite shower room, plus a family bathroom. Externally the decking extends to two sides of the lodge with a double width driveway providing parking and a shed with power and light connected. This lodge is approximately six years old with nineteen years remaining on the lease. This lodge will be moved from its current location upon completion. EPC - not required."

### 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 station with convenience store, farm shop as well as several other smaller businesses. Close at hand are Tallington Lakes which provide a variety of water sports and other outdoor activities.

### HALL

Door and window to side. Radiator, recessed spotlighting and boiler cupboard.

### KITCHEN/DINER

Fitted with range of matching wall and base units with worktop over and inset one and a quarter sink and drainer. Integrated five ring gas hob with hood over and waist height oven. Integrated dishwasher and integrated fridge/freezer UPVC windows to both sides.

### LOUNGE

12' 7" x 12' 3" (3.84m x 3.73m) (approx). UPVC patio door and window to the rear. Windows to both sides. Two radiators, TV point and fireplace.

### BEDROOM ONE

10' 7" x 9' 0" (3.23m x 2.74m) (approx). UPVC window to the side, dressing table, bed side tables and built in wardrobe. TV point and vertical radiator.

### EN SUITE

Fitted with three piece suite comprising of dual flush close coupled WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan and recessed spotlighting. UPVC window to the side.

### BEDROOM TWO

9' 11" x 6' 2" (3.02m x 1.88m) (approx). UPVC window to the side, radiator and TV point. Built in wardrobe.

### BATHROOM

Fitted with three piece suite comprising of dual flush close coupled WC, paneled bath with mixer tap and shower attachment and vanity wash hand basin. Recessed spotlighting, extractor fan and heated towel rail. UPVC window to the side.

### OUTSIDE

Decking with glass balustrades to two sides.

Graveled area providing parking.

Shed with power and light.

### FLOORPLAN

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

### AGENTS NOTE

Plot fees for 2022/2023 are £2,577.07, sewage £509.56, water £355.69, electric standing charge £68.60, insurance admin fee £26.39. The current plot is on the banks of the lake, however Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within park. The purchaser will be responsible for the cost of moving the lodge and the decking. 25 year lease with 19 years remaining.

