



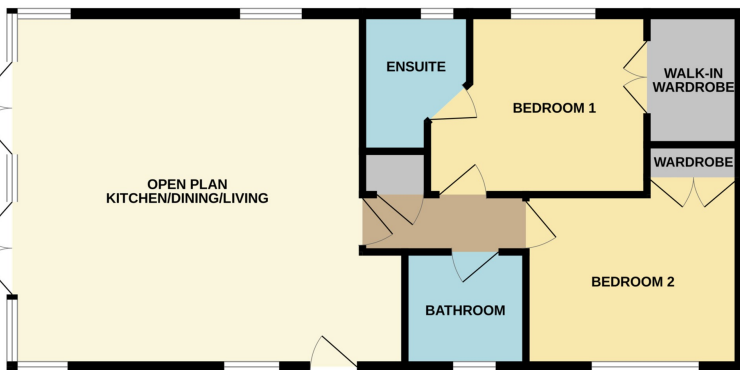
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**117 South Bank, TALLINGTON LAKES PE9 4RJ**

**£175,000**



\*\*\* DOUBLE LODGE WITH LAKE VIEWS AND CONTEMPORARY OPEN-PLAN LIVING \*\*\* Beautifully situated to enjoy exceptional views across the lake, this impressive lodge offers spacious and modern accommodation throughout. The property features two attractive garden areas and excellent off road parking. Inside, the open-plan living area combines a stylish kitchen, air-conditioned lounge, and dining space, perfect for relaxing or entertaining. The main bedroom benefits from a walk-in wardrobe, air conditioning, and an en-suite shower room, while a second bedroom with built-in wardrobes is served by a modern family bathroom. Council Tax Band A / EPC Energy Rating Not Required.

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**T: 01778 382300**

## OPEN PLAN KITCHEN / DINER / LOUNGE

18' 11" x 18' 4" (5.76m x 5.6m) (approx)

## LOUNGE

Feature fireplace and modern vertical radiator. Space for American fridge/freezer, with larder cupboards either side. UPVC double glazed patio doors to the rear, two UPVC double glazed windows to the side, UPVC double glazed door to the side.

## DINING AREA

Radiator. UPVC double glazed window to the side. UPVC double glazed patio doors to the rear.

## KITCHEN

Fitted with a range of eye level and base units with worktop over. Undermount sink and drainer with swan neck mixer tap over. Oven, hob with extractor over. Breakfast bar, tiled splashback. UPVC window to the side and air conditioning unit. Integrated dishwasher and washing machine.

## INNER HALL

Cupboard and radiator.

## BEDROOM ONE

12' 6" x 9' 1" (3.81m x 2.78m) (approx) UPVC double glazed door to the side, radiator and air conditioning. Door to walk-in wardrobe.

## EN-SUITE

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin, and WC. Chrome heated towel rail. UPVC double glazed window to the side.

## BEDROOM TWO

11' 5" x 9' 2" (3.48m x 2.79m) (approx) UPVC double glazed window to the side. Radiator and fitted wardrobe.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. UPVC double glazed window to the side.

## OUTSIDE

The property benefits from a block-paved driveway providing off-road parking for two to three vehicles. A storage shed with light and power is included.

The side garden is enclosed by low-level fencing and features an artificial lawn and an extensive patio area, ideal for outdoor entertaining.

Adjacent to the lodge, a decked terrace with glass balustrading and a pergola offers beautiful views across the lake.

By the lakeside, the garden is laid to lawn with gravel borders, enclosed by low-level fencing, and features steps leading down to a private fishing jetty.

The lodge comes with owned solar panels.

## FLOORPLAN

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

## AGENT NOTE

Plot fees for 2025/2026 are £4,428.22, sewage £607.94, water rates £424.36, Electricity standing charge £81.84 and insurance admin fee £31.49. The lease expires in 2058.

