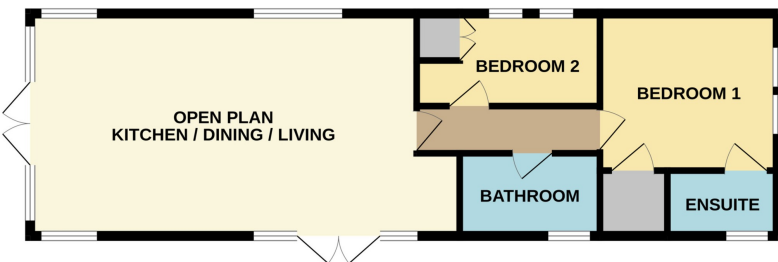




67 Windsurf Bank, Tallington Lakes, Lincolnshire PE9 4RJ

£75,000



*** TALLINGTON LAKES *** This well presented two bedroom 'Omar Manhattan' lodge offers stylish and comfortable living. The accommodation briefly comprises an open plan kitchen, dining and living area with integrated appliances and air conditioning, two double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite, and a modern family bathroom. Council Tax Band A / EPC Energy Rating Not Applicable.

OPEN PLAN KITCHEN / DINING / LIVING

7.77m max, 6.99 min x 4.02m (25' 6" max, 22' 11" min x 13' 2") (Approx)

KITCHEN

Fitted with a range of eye level and base units with worktops over and tiled splashback. Stainless steel sink with 1/2 bowl and drainer with swan neck mixer tap over. Oven, gas hob with extractor hood over. Integrated 3/4 dishwasher, under counter fridge and under counter freezer. UPVC window.

DINING AREA

UPVC French doors to decking with windows either side. Integrated microwave, washing machine.

LIVING AREA

UPVC French doors to decking and six UPVC windows. Spotlights to ceiling, radiator and air conditioning unit.

HALL

Doors to:

BEDROOM ONE

3.22m x 2.83m (10' 7" x 9' 3") (Approx) Two UPVC windows, built-in overhead storage, spotlights to ceiling and radiator. Walk-in wardrobe.

EN-SUITE

Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and low level WC. Chrome heated towel rail, spotlight to ceiling, partly tiled, extractor fan and UPVC window.

BEDROOM TWO

2.90m x 1.85m (9' 6" x 6' 1") (Approx) Two UPVC windows, built-in wardrobe and overhead storage, spotlights to ceiling and radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level WC. Chrome heated towel rail, partly tiled, extractor fan and UPVC window.

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.

AGENT NOTE

Plot fees for 2025/2026 are £3,074.61, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2042.

The current plot is on the banks of the lake, however, Tallington Lakes will move the lodge from it current position on the lake to another part of the site on completion of a purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking.

