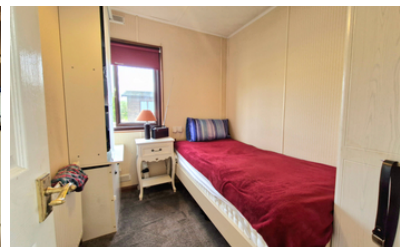
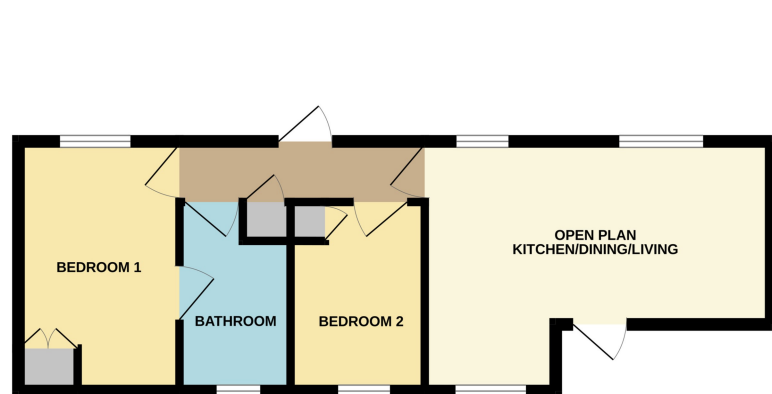




8 Whistle Stop Lodge Park, TALLINGTON PE9 4RN

£45,000



*** PARK HOME *** Situated in a small gated community leisure park of just 15 homes, nicely located close to Market Deeping and Stamford, this two bedroom lodge comprises kitchen / living / dining area, inner hallway, two bedrooms, and family bathroom. Outside, a gravel driveway provides parking, with a further gravelled area to the rear. EPC energy rating and council tax not required. Please call us on 01778 382300 for more information.

UPVC DOUBLE GLAZED DOOR TO:

OPEN PLAN KITCHEN / DINING AREA / LIVING AREA

16' 2" max x 11' 7" max (4.92m max x 3.54m max) (approx)

DINING / LIVING AREA

Radiator. UPVC double glazed window to the rear.

KITCHEN

Fitted with eye level and base units with worktop over. Stainless steel sink and drainer. Oven and hob with extractor fan over. Integrated microwave. Space for fridge / freezer. Radiator. UPVC double glazed window to front, UPVC double glazed door to the rear. Door to:

INNER HALLWAY

Radiator, airing cupboard. UPVC double glazed door to the rear.

BEDROOM ONE

11' 7" max x 7' 6" max (3.53m x 2.29m) (approx) UPVC double glazed window to the rear. Radiator, built in wardrobe.

BEDROOM TWO

8' 6" x 6' 3" (2.59m x 1.91m) (approx) UPVC double glazed window to the front. Radiator, built in wardrobe. Door to:

BATHROOM

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

OUTSIDE

To the front, a gravel driveway leads to a further gravelled area, gated to the front. Storage sheds.

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:

The site owner has advised us that pitch fees for 2025 are £2,700.00 per annum. 12 month holiday park, you can reside here for 12 months of the year, providing you have a main or other residency elsewhere. Length of lease to be confirmed.

INFORMATION

Proof of second address is required to purchase lodges at this site.

