



£36,000

52 The Fairways, Tattershall Lakes Country Park, Tattershall, Lincoln LN4 4LR

SHARMAN BURGESS

**52 The Fairways, Tattershall Lakes Country
Park, Tattershall, Lincoln LN4 4LR
£36,000 Leasehold**

ACCOMMODATION

Having partially obscure glazed side entrance door to: -

OPEN PLAN LIVING DINING KITCHEN

11' 9" x 18' 0" (3.58m x 5.49m)

The kitchen area comprises roll edge work surfaces, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, oven and grill, four ring gas hob with extractor fan above, integrated fridge and freezer, concealed Morco gas central heating boiler. The lounge area comprises a Dimplex feature electric log effect fireplace, TV aerial point, TV plinth and unit beneath, radiator, ceiling recessed lighting, triple aspect windows, double doors leading to the wrap around decking.



SHARMAN BURGESS

(£42,480 incl Away Resorts 15% commission + VAT). A well presented three bedroom holiday home located on the ever popular and well regarded Tattershall Lakes Country Park. The holiday home offers a great opportunity for that 'stay at home' vacation or indeed for those that wish to let the property out as a holiday home for some extra income. The park's facilities include a gym, family restaurant and a number of bars including a rooftop bar with great views. The holiday home itself offers an open plan living dining kitchen, shower room and three bedrooms, with bedroom one having built-in bedroom furniture and an en-suite cloakroom with wash hand basin and WC. Further benefits include parking, decked patio area, hot tub, uPVC double glazing and central heating. A copy of the Holiday Home Purchase Agreement, Licence Details and additional costs can be emailed to potential purchasers upon request. The purchaser will pay 15% commission plus VAT on top of the selling price of the holiday home and also annual site fees. Additional costs include a gas test at £92, an electric test at £119 and an element of pitch fees and water/sewerage rates depending on the date of purchase.



INNER HALLWAY

With ceiling mounted lighting.

BEDROOM ONE

11' 8" (maximum) x 9' 0" (maximum) (3.56m x 2.74m)

Having window to rear aspect, radiator, ceiling recessed lighting, range of built-in bedroom furniture including bedside cabinets, overhead lockers, built-in wardrobe and corner unit with base level cabinets and space for TV. Door to: -

EN-SUITE CLOAKROOM

Being fitted with a two piece suite comprising mixer tap, wash hand basin, push button WC, radiator, ceiling recessed lighting, window to side aspect.

BEDROOM TWO

7' 9" x 5' 7" (2.36m x 1.70m)

Having window to side aspect, radiator, wall mounted over bed storage, ceiling recessed lighting, built-in wardrobe housing the electric fuse box.

BEDROOM THREE

6' 3" (maximum) x 5' 7" (maximum) (1.91m x 1.70m)

Having window to side aspect, radiator, ceiling recessed lighting, built-in storage.

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted shower within, wall mounted wash hand basin with mixer tap, push button WC, radiator, obscure glazed window, extractor fan, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property benefits from a tarmac parking space driveway. Steps lead up to a wrap around decked area situated to the front and side of the property, providing seating and entertaining space. There decked area also houses a sunken hot tub. To the rear of the decking is a storage unit which is to be included within the sale.

REFERENCE

13022024/27390565/VOS



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

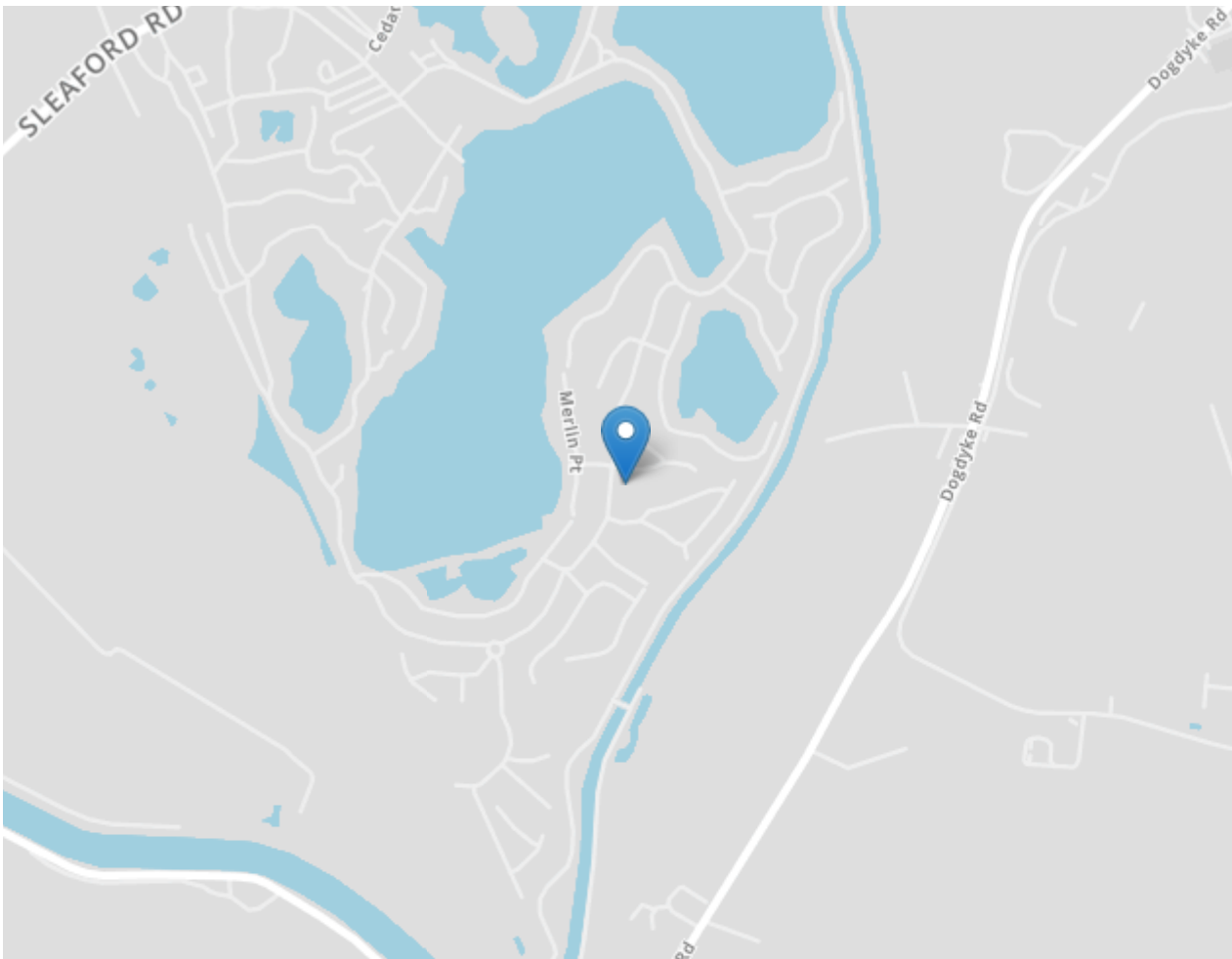
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



Total area: approx. 42.3 sq. metres (454.8 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

