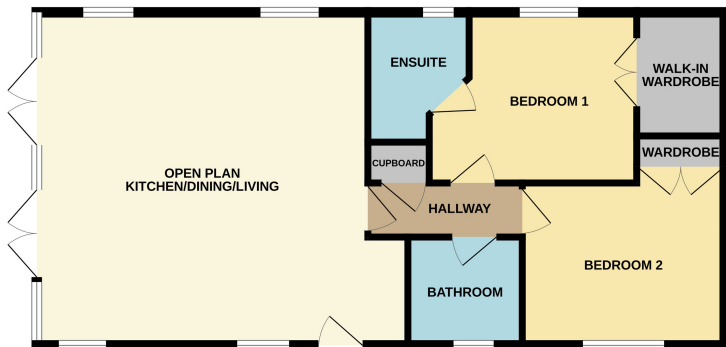




**111 South Bank, Tallington PE9 4RJ**

**£160,000**



\*\*\* DOUBLE LODGE WITH OPEN PLAN LIVING SPACE \*\*\* Located on South Bank, this 'Omar Westfield' lodge offers sensational views of the lake. Featuring garden areas and off road parking. The lodge briefly comprises an open plan living space with kitchen area, lounge and diner space, all accessed off the side door or either of the two patio doors from the decking. Furthermore, there is a main bedroom complete with walk-in wardrobe and en-suite shower room. There is an additional bedroom with built-in wardrobes and a further family bathroom. Council Tax Band A. The lease runs to 2057. Please call 01778 382300 to arrange your personal viewing today.

**OPEN PLAN KITCHEN/DINING/LIVING AREA**

18' 11" x 18' 4" (5.77m x 5.59m) (approx)

**LOUNGE**

Feature fireplace. UPVC double glazed patio doors to the rear, two 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 AREA**

Fitted with a range of eye level and base units with worktop over. Sink and drainer. Oven, hob with extractor fan over, integrated dishwasher, fridge, freezer and washing machine. Laminate floor, air conditioning. UPVC double glazed window to the side.

**INNER HALL**

Cupboard.

**BEDROOM ONE**

12' 6" x 9' 1" (3.81m x 2.77m) (approx) UPVC double glazed window to the side. Door to walk in wardrobe.

**EN SUITE**

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

**BEDROOM TWO**

11' 6" x 9' 8" (3.51m x 2.94m) (approx) UPVC double glazed window to the side. Radiator, 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**

To the front, there is a double width driveway providing ample off road parking. Storage shed. Steps to decking area and side entrance. Gate to laid to lawn side garden - which in turn leads to the lake.

Enclosed decking area (accessed by rear patio doors, and by side decking) - offers lakeside views.

**AGENT NOTE:**

Annual plot fee for 1st April 2024 to 31st March 2025 £4,237.53, sewage £581.76, water rates £406.09, electricity standing charge £78.32, insurance admin fee £30.13. The lease runs until 2057.

**AGENT NOTE 2**

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.

