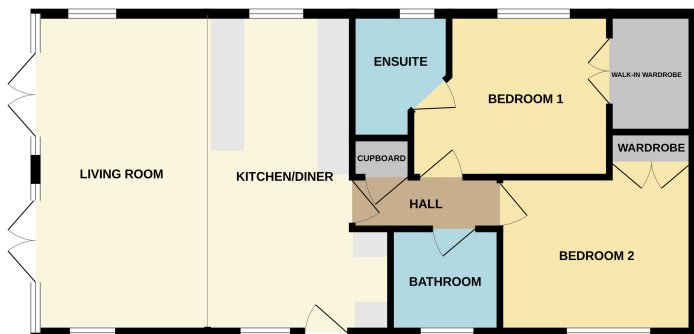




53 Main Bank Tallington Lakes PE9 4RJ

£169,950



*** 'OMAR WESTFIELD' LODGE *** This double lodge has a private garden and can be found on the corner of 'Main Bank' at Tallington Lakes on a generous plot, with gardens to both the side and rear plus a block paved driveway. Internally, the open plan kitchen dining living room has light flooring in and opens out to the lakeside facing decking. The modern kitchen has integrated appliances, including dishwasher, washing machine, fridge and freezer. The two double bedrooms both have built in wardrobes with the principal bedroom benefitting from an en-suite shower room. EPC - not required, Council Tax Band A.

TALLINGTON

The village of Tallington is situated between the market towns of Stamford (4.3 miles) and Market Deeping (3.5 miles), with the city of Peterborough (11.6 miles to the south). The village also benefits from a public house – The Whistle Stop, petrol station with convenience store, farm shop as well as several other smaller businesses. Close at hand are Tallington Lakes which provide a variety of water sports and other outdoor activities.

OPEN PLAN KITCHEN / DINING / LIVING

KITCHEN / DINER

18' 10" x 10' 1" (5.74m x 3.07m) (approx). Fitted range of matching wall and base units with worktop over and inset stainless steel sink drainer with mixer tap. integral four ring hob with stainless steel hood over and oven under. Integrated dishwasher, washing machine, fridge and freezer. Recessed spotlighting, UPVC door to the side plus windows to either sides. Air conditioner unit and a radiator.

LIVING

18' 10" x 10' 1" (5.74m x 3.07m) (approx). UPVC French Doors and windows to the front plus further windows to both sides, with fly screens. TV point, electric fire in surround and a radiator.

INNER HALL

Airing cupboard.

BEDROOM ONE

9' 8" x 9' 1" (2.95m x 2.77m) (approx). UPVC window to the side, radiator and TV point. Built in walk-in wardrobe.

EN-SUITE

Fitted with three piece suite comprising of pedestal wash hand basin, dual flush close coupled WC with tiled splash back and a shower cubicle. Radiator, recessed spotlighting and extractor fan. UPVC window to the side.

BEDROOM TWO

11' 5" x 9' 2" (3.48m x 2.79m) (approx). UPVC window to the side, TV point and radiator. Built in wardrobe.

BATHROOM

Fitted with three piece suite comprising of paneled bath with shower over, dual flush close couple WC and pedestal wash hand basin with tiled splash back. Extractor fan and UPVC window to the side.

OUTSIDE

The block paved parking leads to a ramp leading up to the timber decking with sits to the front and side.

The decking to the rear is a good size with glass balustrades, leading down to the jetty.

The low maintenance side garden is fully enclosed and comprises a gated area with artificial turf.

The shed has power and light connected.

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 2024/2025 are £4,237.53, sewage £581.76, water £406.09, electricity standing charge £78.32, insurance admin fee £30.13. The lease runs to 2057.

