



113 South Bank, TALLINGTON LAKES, Tallington PE9 4RJ

£197,500



*** STUNNING LAKESIDE LOCATION - NO CHAIN *** This two double bedroom 'Omar Kingfisher' lodge is exceptionally well presented and has been owned by the current owner since new. The lodge has been much improved both inside and out with an extremely high finish including lighting controlled by 'Alexa', a 'Nest' heating system new window blinds and internal doors. The key feature of this lodge is undoubtedly the outside space which is zoned into several different areas to make the most of lakeside living. The lodge itself is spacious and beautifully presented with two sets of French Doors opening out to the extensive decking, really making outside part of the inside. Furthermore there is parking for several vehicles plus shed with power and light connected. The lease expires in 2057. EPC energy rating - not required / Council Tax Band - A.

ENTRANCE HALL/UTILITY

Re fitted with range of matching larder cupboards with space and plumbing for washing machine and tumble dryer. UPVC window and door to the side, recessed spotlighting and extractor fan.

LIVING ROOM

19' 6" x 18' 10" (5.94m x 5.74m) (approx). Two sets of UPVC French Doors and windows to the rear, with inset blinds lead out to the decking and allow light to flood in. Further windows to both sides, recessed spotlighting controlled by 'Alexa', TV point and electric wall mounted fireplace. Two vertical radiators, a feature tiled wall and an air conditioning unit.

KITCHEN

9' 11" x 7' 11" (3.02m x 2.41m) (approx). Fitted with range of matching wall and base units with worktop over and high gloss doors with tiled splash backs and an integral sink and drainer. A refitted gas hob with refitted cooker hood over and double oven under. Integrated dishwasher, fridge/freezer and recently added wine fridge. Recessed spotlighting, skylight and UPVC window to the side. Wall mounted central heating boiler and water softening unit.

HALL

Cloaks cupboard, radiator and recessed spotlighting.

BEDROOM ONE

16' 2" x 9' 1" (4.93m x 2.77m) (approx). UPVC window to the side, radiator, and feature tiled wall. Two built in wardrobes and a recently installed air conditioning unit.

EN SUITE

Fitted with three piece modern suite comprising of a vanity wash hand basin, concealed cistern WC and a walk in shower cubicle with multi panels. Part tiled, recessed spotlighting, extractor fan and a vertical radiator. UPVC window to rear.

BEDROOM TWO

11' 6" x 9' 2" (3.51m x 2.79m) (approx). UPVC window to the side, recessed spotlighting and a TV point. Built in double wardrobe.

SHOWER ROOM

Fitted with three piece suite comprising of vanity wash hand basin, dual flush close coupled WC and a tiled shower cubicle with multi panel. Part tiled, recessed spotlighting, extractor fan and heated towel rail. UPVC window to the side.

OUTSIDE

To the front a double width driveway provides parking for several vehicles with a further graveled area providing additional parking if required and a shed with power and light connected. Timber steps lead up to the main decking and the entrance door.

The outside areas have been beautifully landscaped and zoned providing the user with a stunning vista and really makes use of the lakeside views. The main deck leading from the lodge has a covered timber gazebo and leads to a secondary decked area with wooden posts with hooks to hang sails on. Steps then lead to the side garden which comprises of a paved patio and artificial lawn. A gate leads to a further patio area with artificial lawn which in turn has steps leading to a mooring platform over the lake itself.

EXTERNAL FURNITURE

The owners have informed us that much of the external fixtures and fittings can be purchased by the buyer by separate negotiation.

FLOOR PLAN

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.

AGENTS NOTE

The lease expires in 2057. Plot fees for 2025/2026 are £4,428.22, sewage £607.94, water £424.36, electricity standing charge £81.84, insurance admin fee £31.49.

