



5 Lagoon Lodges, Tallington PE9 4RJ

£150,000



*** THREE BEDROOM DOUBLE LODGE *** Enjoying a prime position within the sought after Lagoon Lodges development at Tallington Lakes, this unique three-bedroom lodge offers stylish lakeside living just a short stroll from the clubhouse and main entrance. Beautifully presented throughout, the open-plan kitchen, dining, and living area is fitted with integrated appliances, and air conditioning, and features dual French doors opening onto a generous decked terrace with glass balustrades, perfect for relaxing or entertaining while taking in the lake views. The principal bedroom benefits from air conditioning and a private en-suite, while two further bedrooms are served by a modern family shower room. Additional highlights include a private fishing jetty and direct access to the lake, making this an exceptional waterside retreat. The lease expires in 2047. EPC Energy Rating Not Required / Council Tax Band A.



UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Double storage cupboard, single storage cupboard. Opening to:

OPEN PLAN KITCHEN / DINING / LIVING

20' 10" max 11' 4" min x 19' 3" max 11' 4" min (6.36m max 3.45m min x 5.87m max 3.46m min) (APPROX)

KITCHEN

Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Oven and hob with cooker hood over. Space for fridge / freezer. Integrated dishwasher and washing machine. Laminate flooring. UPVC double glazed window to the side.

DINING ROOM

Two radiators, air conditioning unit. Three UPVC double glazed windows to the side, and one to the rear.

LIVING AREA

Feature fireplace. Two UPVC double glazed windows to the side, two UPVC French doors leading to the rear decking.

DOUBLE DOORS TO INNER HALLWAY

BEDROOM ONE

10' 3" x 9' 5" (3.13m x 2.88m) (APPROX) Triple built in wardrobes, air conditioning unit, inset spotlights.

EN SUITE

Fitted with a suite comprising walk in shower cubicle, two separate wash hand basins and WC. Heated towel rail, part tiled, inset spotlights. UPVC double glazed window to the side.

BEDROOM TWO

12' 3" max 8' 9" min x 9' 5" (3.74m max 2.66m min x 2.88m) (APPROX) Three UPVC double glazed windows to the front, one to the side. Inset spotlights. Built in wardrobe.

SHOWER ROOM

Fitted with a three piece suite comprising walk in shower cubicle, vanity wash hand basin and WC. Part tiled. UPVC double glazed window to the side.

OUTSIDE

To the front, a double width block paved leads to the lodge. Storage shed.

To the side and rear, the garden is enclosed by a low level fence, gated to the front. The garden is laid to lawn and leads to the lake.

Steps lead to an extensive decking area to the side and front of the lodge.

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 lease expires in 2047. 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.

