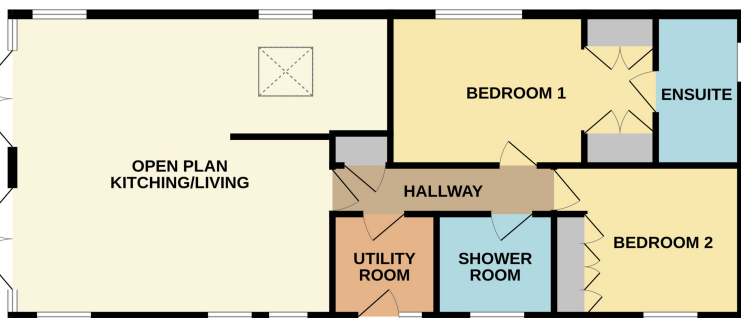




19 Lagoon Lodges, STAMFORD, Lincolnshire PE9 4RJ

£160,000



*** OMAR KINGFISHER LODGE *** This beautifully presented double lodge is ideally located in the highly sought-after cul-de-sac of Lagoon Lodges at Tallington Lakes. The accommodation features a bright and spacious open-plan kitchen, dining, and living area with air conditioning and integrated appliances, two generous double bedrooms, one benefitting from an en-suite shower room and air conditioning, and both with built-in wardrobes. A further family shower room and separate utility room complete the interior. Externally, the property offers a block-paved driveway and a gated, enclosed garden. EPC Energy Rating Not Required / Council Tax Band A.

UTILITY ROOM

Fitted with eye level and base units with worktop over. Stainless steel sink with inset drainer and swan neck mixer tap over. UPVC window and door to the front, recessed spotlighting and integrated washing machine.

LIVING ROOM

19' 6" x 18' 10" (5.94m x 5.74m) (approx). Two sets of UPVC French doors and windows to the side. Further windows to both sides, recessed spotlighting and TV point. Two radiators 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. Stainless steel sink with inset drainer and swan neck mixer tap over. Gas hob with cooker hood over and double oven under. Integrated dishwasher, undercounter fridge and undercounter freezer. Recessed spotlighting, skylight and UPVC window to the rear.

HALL

Cloaks cupboard and recessed spotlighting.

BEDROOM ONE

16' 2" x 9' 1" (4.93m x 2.77m) (approx). UPVC window to the rear, radiator, and inset spotlights. Two built-in wardrobes and dressing table, and an 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. Part tiled, recessed spotlighting, extractor fan and a vertical radiator. UPVC window to the side.

BEDROOM TWO

11' 6" x 9' 2" (3.51m x 2.79m) (approx). UPVC window to the front, 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. Part tiled, recessed spotlighting, extractor fan and heated towel rail. UPVC window to the front.

OUTSIDE

To the front, a double width driveway provides parking for several vehicles and timber steps lead up to the main decking and the entrance door.

The enclosed garden is gated, and is mainly laid to lawn with patio area and raised flower beds. Storage shed which is light and power 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

Annual plot fee for 1st April 2025 to 31st March 2026 £4,428.22, sewage £607.94, water rates £424.36, electricity standing charge £81.84, insurance admin fee £31.49. The lease runs until 2055.

