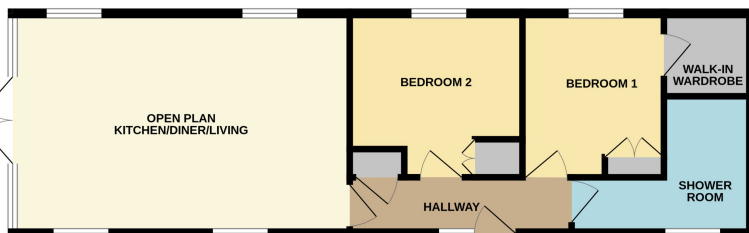




**4 Brookside, Tallington Lakes, Tallington PE9 4RJ**

**£80,000**



\*\*\* NO ONWARD CHAIN \*\*\* This beautifully presented two double bedroom lodge is ideally located near the clubhouse and entrance of the sought after Tallington Lakes. The property offers an inviting entrance hall, two spacious double bedrooms with built-in wardrobes, including a principal bedroom that boasts air conditioning and a walk-in wardrobe. A modern shower room serves the accommodation, while the heart of the home is the bright and airy open-plan kitchen, dining, and living area with French doors leading out to an extensive decking area. Externally, the lodge benefits from a block-paved driveway providing ample off road parking and a private garden. The lodge will not be moved on completion and the lease expires in 2036. EPC Energy Rating Not Required / Council Tax Band A.



## DOOR TO:

## HALL

Storage cupboard and radiator.

## OPEN PLAN KITCHEN / DINING / LIVING

6.16m x 4.02m (20' 3" x 13' 2") (approx) Fitted with a range of eye level and base units with worktop over. Oven, gas hob with extractor fan over. Stainless steel sink and drainer. Integrated fridge / freezer. Partly tiled walls and radiator. UPVC double glazed windows to both sides. UPVC double glazed French doors leading to decking.

## BEDROOM ONE

9' 11" x 8' 10" (3.02m x 2.69m) (approx) Three UPVC double glazed windows to the side. Fitted wardrobe and chest of drawers, radiator and air conditioning. Door to:

## WALK-IN WARDROBE

## BEDROOM TWO

3.15m x 2.20m (10' 4" x 7' 3") (approx) UPVC double glazed window to the side, radiator and built-in wardrobe.

## SHOWER ROOM

2.38m max x 2.50m max (7' 10" x 8' 2") (approx) Fitted with a three piece suite comprising double shower cubicle, vanity wash hand basin and low level WC. Partly tiled, chrome heated towel rail and UPVC double glazed window to the side.

## OUTSIDE

To the front of the property, there is a block paved driveway providing off road parking. Outside shed with power and light connected.

The lodge has its own private, enclosed garden, which is mainly gravelled with patio, and mature shrub borders.

## 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 current plot has views of the lake and will not be moved on completion.

Plot fees for 2025/2026 are £3,074.61, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2036.

