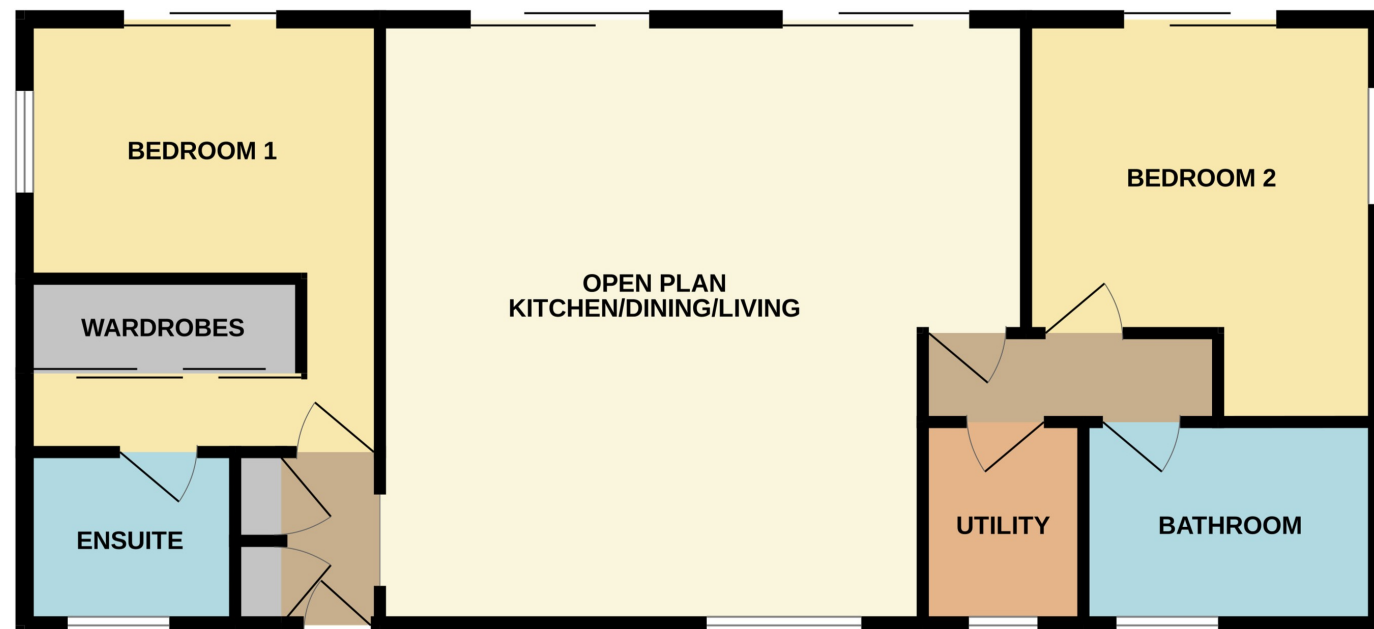




21 The Keys, Tallington, Lincolnshire PE9 4RJ

£270,000



*** OMAR HERON LODGE *** Set in the exclusive, highly sought after "The Keys" at Tallington Lakes, this immaculately presented double lodge offers an unparalleled standard of lakeside living. Elegantly designed throughout, the accommodation features a luxurious principal bedroom complete with a private dressing area and stylish en-suite shower room, a second generously sized double bedroom, and a beautifully appointed family bathroom. The heart of the home is the expansive open-plan kitchen, dining, and living area, complemented by a separate utility room for added convenience. Outside, the expansive decking area is framed by contemporary glass balustrades and features a sunken hot tub and a private oversized jetty, providing breathtaking views and direct lake access. EPC Energy Rating - Not Required / Council Tax Band A.

UPVC DOOR INTO:

ENTRANCE HALL

Two storage cupboards, radiator, inset spotlights and tongue and groove to ceilings and walls.

OPEN PLAN KITCHEN/LIVING/DINING

6.36m max x 6.34m max (20' 10" x 20' 10") (Approx)

KITCHEN/DINING

Fitted with a range of eye level and base units with worktops over, breakfast bar, space for American style fridge/freezer, eye level oven, gas hob with extractor hood over. Integrated eye level microwave, dishwasher and wine cooler. Ceramic sink with 1/2 bowl and drainer, with swan neck mixer tap over. Modern vertical radiator, inset spotlights, tongue and groove to ceiling and walls, and UPVC window to the front.

LIVING

Two sets of UPVC sliding doors to decking with panes above, electric fire with surround, inset spotlights, modern vertical radiator and tongue and groove to ceiling and walls.

PRINCIPLE BEDROOM

3.50m x 2.56m (11' 6" x 8' 5") (Approx) UPVC sliding doors to decking with pane above, UPVC window to the side. Radiator, built-in bed surround with inset spotlights and storage, built-in dressing table and tongue and groove to ceiling and walls.

DRESSING AREA

UPVC window to the side, inset spotlights, built-in wardrobes with mirror fronted sliding doors, tongue and groove to ceiling and walls, and radiator.

EN-SUITE

Fitted with a three piece suite comprising oversized shower cubicle with rainfall shower head, vanity wash hand basin and low level WC. Partly tiled, with tongue and groove partly to walls and to ceiling, chrome heated towel rail, inset spotlights, extractor fan and UPVC window to the front.

BEDROOM TWO

3.98m max x 3.43m max (13' 1" x 11' 3") (Approx) UPVC sliding doors to decking with panes above, UPVC window to the side, inset spotlights, radiator, built-in dressing table and wardrobes, tongue and groove to ceiling and walls.

UTILITY ROOM

Fitted with eye level and base units with worktop over, UPVC window to the front, integrated washer/dryer, inset spotlights, extractor fan, and tongue and groove to ceiling and walls.

BATHROOM

Fitted with a three piece suite comprising bath with rainfall shower over, vanity wash hand basin and low level WC. UPVC window to the front, partly tiled, tongue and groove partly to walls and to ceiling, inset spotlights, extractor fan and chrome heated towel rail.

OUTSIDE

To the front, the lodge is approached via a beautifully maintained garden, mainly laid to lawn and bordered with lavender. A block-paved driveway offers ample off-road parking, and a spacious storage shed, complete with power and lighting. Steps lead up to the elevated front decking and the main entrance.

To the rear, the expansive decking area is enhanced by glass balustrades, a stylish pergola, and a luxurious sunken hot tub. From here, steps lead directly down to an oversized private jetty, offering direct access to the water and uninterrupted views across the lake.

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 2025/2026 are £4,428.22, sewage £607.94, water rates £424.36, Electricity standing charge £81.84 and insurance admin fee £31.49. The lease runs to 2063.

