



109 South Bank, Tallington Lakes, Lincolnshire PE9 4RJ

£165,000



\*\*\* LAKESIDE DOUBLE LODGE \*\*\* This well presented 'Omar Kingfisher' lodge, is perfectly positioned on the banks of the lake. The accommodation briefly comprises a utility room, open plan kitchen/dining/living area with integrated appliances and air conditioning, two double bedrooms both with built-in wardrobes, one with an en-suite bathroom, and a further family shower room. Externally, the property boasts an enclosed side garden, extensive decking overlooking the lake, and a block paved driveway providing off road parking. Council Tax Band A / EPC Energy Rating Not Required.

## OPEN PLAN KITCHEN / DINING / LIVING

18' 11" x 18' 4" 5.76m x 5.6m (Approx)

## LOUNGE

Electric fire, spotlights, air conditioning, spotlights and radiator. Five UPVC windows and UPVC French doors onto decking.

## KITCHEN

Fitted with a range of eye level and base units with worktop over and tiled splashback. Integrated fridge, freezer and dishwasher. Stainless steel sink with drainer and swan neck mixer tap. Oven, gas hob with extractor hood over. Spotlights, UPVC window and Velux skylight.

## DINING

UPVC French doors onto decking, three UPVC windows and radiator.

## INNER HALL

Storage cupboard, spotlights and radiator.

Doors to:

## UTILITY ROOM

Fitted with a range of eye level and base units with worktop over and tiled splashback. Stainless steel sink and drainer with swan neck mixer tap. Integrated washing machine. Radiator, UPVC window, spotlights and extractor fan.

## BEDROOM ONE

12' 6" x 9' 1" (3.81m x 2.78m) (approx) UPVC window. Two built-in wardrobes with sliding doors, radiator and spotlights.

## EN-SUITE BATHROOM

Fitted with a three piece suite comprising bath with shower over, floating vanity wash hand basin and low level WC. Chrome heated towel rail, partly tiled. UPVC window, extractor fan and spotlights.

## BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.94m) (approx) UPVC window, built-in wardrobe with sliding doors, radiator and spotlights.

## SHOWER ROOM

Fitted with a three piece suite comprising shower, floating vanity wash hand basin and low level WC. Chrome heated towel rail, extractor fan, partly tiled and UPVC window.

## OUTSIDE

Externally, the property offers a block paved driveway providing convenient of road parking and a gated side garden. The extensive lakeside decking, complete with a pergola, provides a perfect space for outdoor entertaining or relaxing while enjoying uninterrupted views of the water. In addition, there is a versatile metal shed, fully equipped with light and power, offering practical storage.

## AGENT NOTE

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. The lease expires in 2057.

## 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.

