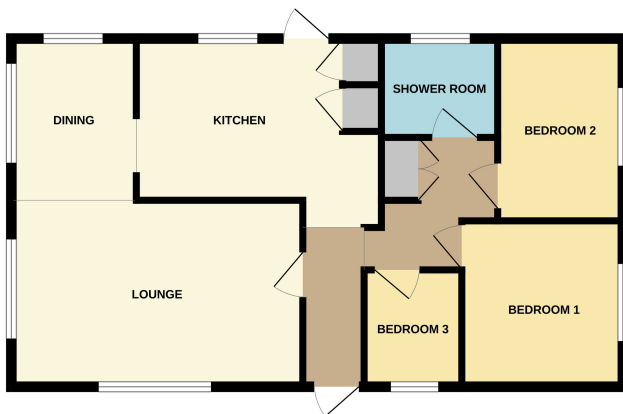




3 Whistle Stop Lodge Park, Main Road, Tallington PE9 4RN

£100,000



***** DOUBLE LODGE ***** Situated in a small gated community leisure park of 15 homes, nicely located close to Market Deeping and Stamford this three bedroom lodge comprises spacious living / dining area, modern kitchen, inner hallway with built-in wardrobe, two double bedrooms, a further single bedroom and family shower room. Outside, a large driveway provides parking for two cars, and there is an enclosed small garden. The lease expires in 2122. EPC energy rating and council tax not required. Please call us on 01778 382300 for more information.

UPVC DOUBLE GLAZED DOOR TO THE FRONT

ENTRANCE HALL

Storage cupboard.

LOUNGE / DINER

19' 5" max 10' 5" min x 16' 3" max 7' min (5.92m max 3.17m min x 4.95m max 2.13 m) (approx) L shape. Three radiators, four UPVC double glazed windows.

KITCHEN

11' 6" x 8' 7" (3.51m x 2.62m) (approx) Fitted with a range of eye level and base units with worktop over. Oven, gas hob with cooker hood over. Stainless steel sink and drainer with mixer tap over. Space for fridge / freezer. Two storage cupboards. UPVC double glazed window and door.

BEDROOM ONE

9' 1" x 9' 0" (2.77m x 2.74m) (approx) UPVC double glazed window. Built in storage.

BEDROOM TWO

9' 6" x 7' 0" (2.90m x 2.13m) (approx) UPVC double glazed window. Built in storage.

BEDROOM THREE

6' 6" x 5' 5" (1.98m x 1.65m) (approx) UPVC double glazed window.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC. Heated towel rail. UPVC double glazed window.

OUTSIDE

A gravel driveway provides off road parking. A decking area, and enclosed gravelled garden.

LEASE INFORMATION

Proof of second address is required to purchase lodges at this site.

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.

AGENT NOTE:

The site owner has advised us that pitch fees for 2025 are £2,700.00 per annum. 12 month holiday park, you can reside here for 12 months of the year, providing you have a main or other residency elsewhere. 99 year lease from March 2023.

