



**17 Lagoon Lodges Barholm Road, Tallington PE9 4RJ**

**£155,000**



\*\*\* TALLINGTON LAKES \*\*\* This 'Omar Kingfisher' is situated at arguably one of the most sought after areas on the site. Within close proximity to the new entrance, and the restaurant and bar, this lodge is not one to be missed. Comprising a spacious open plan kitchen/dining/living area with plentiful windows and a skylight, this lodge has a bright and airy feel. There are two double bedrooms, both with built-in wardrobes. There is a utility room and also a modern family shower room. Outside, there is a block paved driveway providing ample off road parking. There is a garden area, patio area and shed. Council Tax Band A / EPC Not Applicable.

**TALLINGTON**

The village of Tallington benefits from a public house – The Whistle Stop, petrol station with convenience store, farm shop as well as several other smaller businesses. Tallington Lakes provide a variety of water sports and other outdoor activities.

**UTILITY ROOM**

Fitted with a range of eye level and base units, stainless steel sink with drainer and mixer tap over. Cupboard housing boiler, UPVC door to side. Plumbing for washing machine. Radiator. UPVC double glazed window to the side.

**HALL**

Downlights, cloak cupboard.

**OPEN PLAN KITCHEN/DINING/LIVING**

19' 0" x 18' 1" (5.79m x 5.51m) (Approx)

**KITCHEN**

Fitted with a range of eye level and base units with worktop over. Eye level double oven, hob and extractor fan over. Sink and drainer. Integrated dishwasher, integrated fridge / freezer, integrated wine cooler. Pull out pantry larder. Downlighting under units. UPVC double glazed skylight, UPVC double glazed window to the side.

**LOUNGE / DINER**

Feature fireplace. Inset dimmer spotlights, air conditioning unit, radiators. Two UPVC French doors, and two UPVC double glazed glass panels to the decking area. Two UPVC double glazed windows to the side.

**BEDROOM ONE**

15' 0" x 9' 0" (4.57m x 2.74m) (Approx) including dressing area. Radiator. UPVC double glazed window to the side.

**DRESSING AREA**

Fitted wardrobes and drawers.

**CLOAKROOM/LAUNDRY**

This room has WC and wash hand basin and has plumbing for washing machine and tumble dryer. Vanity mirror with lighting. Radiator. UPVC to the side.

**BEDROOM TWO**

11' 1" x 9' 0" (3.38m x 2.74m) Including built-in wardrobes (Approx) Fitted wardrobes, drawers and cupboards. Radiator. UPVC double glazed window to the side.

**FAMILY SHOWER ROOM**

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Vanity mirror with lighting, heated towel rail, partly tiled, radiator. UPVC double glazed window to the side.

**OUTSIDE**

Double width driveway to the front. Gate to ramp leading to decking area. a further gate to the side leading to a gravelled garden area with fence surround. Paved area, shed, shrubs. A further gate to the rear property.

**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 2024/2025 are £4,237.53, sewage £581.76, water £406.09, electricity standing charge £78.32, insurance admin fee £30.13. The lease runs to 2055. Mains LPG gas and mains electric.

