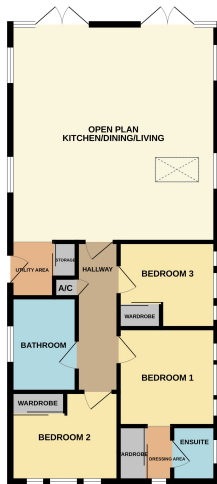




20 Lagoon Lodges, Tallington PE9 4RJ

£135,000



*** THREE BEDROOM DOUBLE LODGE *** This lodge can be found on a generous plot, with double width block paved driveway to the front, and gardens to the side and rear. Internally, the open plan kitchen / living area has double French doors opening out onto the decking. There are three bedrooms, with the main bedroom having en-suite and dressing area. A bathroom completes the accommodation in this well presented lodge. The leasehold expires in 2054. EPC Energy Rating Not Required - Council Tax Band A.

UPVC DOUBLE GLAZED DOOR TO:

OPEN PLAN KITCHEN/DINING/LIVING

20' 1" x 19' 0" (6.12m x 5.79m) (Approx)

Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Eye level oven, four ring gas hob with extractor fan over. Integrated dishwasher, integrated fridge / freezer.

Electric fire, three radiators, spotlights.

UPVC double glazed French doors to the front, Four UPVC double glazed windows to the side, skylight.

UTILITY AREA

7' 1" x 4' 0" min, not including storage (2.16m x 1.22m) (Approx)

Plumbing for washing machine, space for tumble dryer, storage.

HALLWAY

Airing cupboard, loft access, coving to ceiling.

BEDROOM 1

9' 1" x 9' 0" (2.77m x 2.74m) (Approx) Three UPVC double glazed

windows to the side. Radiator, coving to ceiling. Opening to:

DRESSING AREA

Dressing table and mirror fronted sliding built in wardrobe.

EN-SUITE

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

BEDROOM 2

10' 0" x 9' 1" (3.05m x 2.77m) (Approx) Three UPVC double glazed

windows to the rear. Radiator, coving to ceiling. Mirror fronted sliding built in wardrobe.

BEDROOM 3

9' 0" x 8' 0" (2.74m x 2.44m) (Approx) Three UPVC double glazed

windows to the side. Coving to the ceiling, radiator. Mirror fronted sliding built in wardrobe.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity sink, WC. Heated towel rail, fully tiled. UPVC double glazed window to the side.

OUTSIDE

To the front, a double width driveway provides parking for two vehicles.

Steps lead to a decking area to the front of the property. A gate leads to the side and rear garden, which has a lawn area, storage shed, gravel area, and paving area. A ramp leads to the decking area and entrance door.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTE 2

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 leasehold expires in 2054. Mains LPG gas and mains electric.

