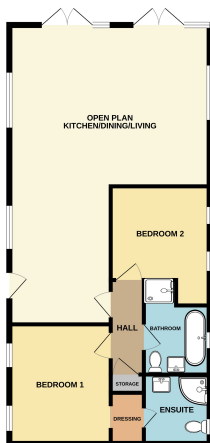




32 East Bank, TALLINGTON, Lincolnshire PE9 4RJ

£175,000



*** TALLINGTON LAKES *** This 'Cambrian Maritime' lodge is immaculately presented, and has a fantastic view over the lake, with jetty to the side for lake access. The lodge has an open plan living area, comprising entrance area, kitchen, dining and lounge, with two French doors leading onto the decking. An entrance hall provides access to 2 bedrooms, the principle has an dressing area and an ensuite. A family bathroom completes the accommodation. Lease expires in 2058. EPC Energy Rating Not Required, Council Tax Band A



ENTRANCE AREA

UPVC double glazed door to the side. Radiator. Full length storage cupboards.

OPEN PLAN KITCHEN/LIVING/DINING

29' 3" max, 15'9" min x 19' 5" max, 9'5" min (8.92m x 5.92m) (Approx)

KITCHEN

Fitted with a range of eye level and base units with worktop over, wine storage. Melamine sink and half bowl drainer, mixer tap. oven, gas hob with extractor fan over. Integrated washing machine, fridge, freezer and dishwasher. Air conditioning unit. Two chrome and glass pendant lights. UPVC double glazed window to the side.

DINING ROOM

Radiator, inset spotlights. Two UPVC double glazed windows to the side, with blinds and fly screen. UPVC double glazed French doors with panels either side, leading to the decking.

LOUNGE

Air conditioning unit, inset spotlights, two ceiling fans, two radiators. UPVC French doors with panels either side leading to the decking, Two UPVC double glazed windows to the side, with lace curtains.

INNER HALL

Tongue and groove to ceiling, loft access (boarded). Storage cupboard.

BEDROOM ONE

11' 8" x 9' 4" (3.56m x 2.84m) (Approx) Two UPVC double glazed windows to the side. Tongue and groove ceiling, air conditioning unit, tongue and groove feature wall, TV point, radiator, blinds.

DRESSING AREA

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, vanity sink with mixer tap and modern WC. Part tiled, chrome heated towel rail. Fly screen.

BEDROOM TWO

11' 8" max x 9' 8" (3.56m x 2.95m) (Approx) Two UPVC double glazed windows to the side. Radiator. Tongue and groove ceiling and walls, inset spotlights, flyscreens.

BATHROOM

Fitted with a four piece suite comprising legged bath, shower cubicle, vanity wash hand basin with mixer tap and WC. Heated towel rail, fly screen, part tiled, tongue and groove ceiling. UPVC double glazed window to the side.

OUTSIDE

To the front of the lodge there is a block paved driveway and storage unit. A gate leads to a lawn area with mature shrubs. Gate to further garden area with patio area and gravel areas.

Steps from front driveway lead to decking surrounding the lodge, with further decking to the front, overlooking the lake. A gate leads a jetty area.

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 2058.

