



9 Whistle Stop Lodge Park, Main Road, TALLINGTON PE9 4RN

£67,500



*** WHISTLE STOP LODGE PARK *** Located within a peaceful gated leisure park of just 14 homes, this charming two-bedroom lodge offers a fantastic opportunity for those seeking a relaxed lifestyle close to Market Deeping and Stamford. The accommodation includes an open-plan kitchen, living and dining area, inner hallway, rear porch, two bedrooms, and a family bathroom. Outside, the property benefits from a gravel driveway providing off-road parking, an enclosed rear garden with storage sheds, and decking area ideal for outdoor seating. EPC rating not required / Council Tax to be confirmed.

UPVC DOUBLE GLAZED DOOR TO:
OPEN PLAN KITCHEN / DINING AREA / LIVING AREA

16' 2" x 11' 7" (4.92m x 3.54m) (approx)

DINING / LIVING AREA

Radiator. UPVC double glazed window to the rear.

KITCHEN

Fitted with eye level and base units with worktop over. Stainless steel sink and drainer. Oven and hob with extractor fan over. Integrated microwave. Space for fridge / freezer. Radiator. UPVC double glazed window to front, UPVC double glazed door to the rear. Door to:

INNER HALLWAY

Radiator.

Opening to:

REAR PORCH

UPVC door to rear and cupboard.

BEDROOM ONE

11' 7" max x 7' 6" max (3.53m x 2.29m) (approx)
 UPVC double glazed window to the rear. Radiator and air conditioning.

BEDROOM TWO

8' 6" x 6' 3" (2.59m x 1.91m) (approx) UPVC double glazed window to the front. Radiator, built in wardrobe.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and WC. UPVC double glazed window to the front.

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

Pitch fees for 2025/26 are £2,700 per annum. This is a leisure site.

