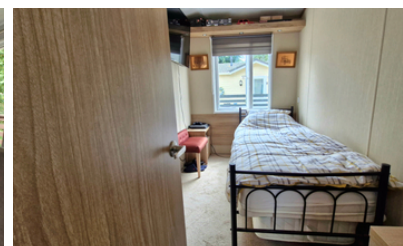
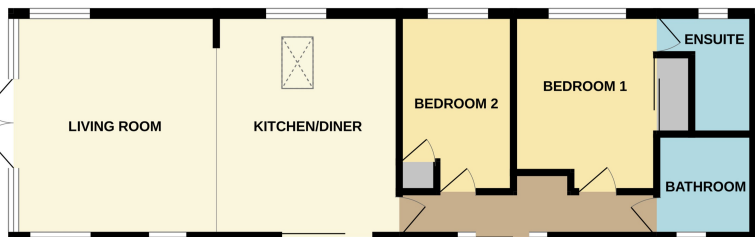




**3 Brookside, TALLINGTON PE9 4RJ**

**£75,000**



\*\*\* LAKESIDE \*\*\* Located in the highly sought-after Tallington Lakes development, this two double bedroom lakeside lodge enjoys a prime position just a short stroll from the clubhouse. The accommodation briefly comprises a welcoming entrance hall with built-in coat storage, two generously sized double bedrooms, both with built-in wardrobes, and the principal bedroom also benefitting from a private en-suite. There is also a modern family bathroom. The heart of the home is the spacious open plan kitchen, dining, and living area, which features doors opening out onto the decking. Externally, the lodge offers double-width block-paved parking, storage shed, generous decking space, and gated access directly to the lake's edge. EPC Energy Rating Not Required / Council Tax Band A.



**UPVC DOUBLE GLAZED DOOR WITH PANEL EITHER SIDE TO:**

**HALLWAY**

Radiator, storage cupboards, inset spotlights.

**OPEN PLAN KITCHEN / DINER / LOUNGE**

**KITCHEN / DINER**

12' 4" x 10' 0" (3.76m x 3.04m) (approx) Fitted with a range of eye level and base units with worktop over. Oven and gas hob with extractor over. Integrated fridge / freezer. Sink and drainer with mixer tap over and tiled splashback. Integrated washing machine, radiator, inset spotlights. UPVC Velux window to the ceiling. UPVC double glazed French doors leading to the decking.

**LOUNGE**

12' 4" x 11' 1" (3.76m x 3.37m) (approx) Radiator. UPVC double glazed French doors with panels either side leading to the decking. Three further UPVC double glazed windows to either side of the lodge.

**BEDROOM ONE**

9' 9" max x 7' 10" (2.96m x 2.38m) (approx) UPVC double glazed window. Fitted wardrobe with mirrored doors. Door to:

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin with mirrored cupboards above and WC. UPVC double glazed window.

**BEDROOM TWO**

9' 9" max x 6' 1" max (2.97m x 1.85m) (approx) UPVC double glazed window. Built in wardrobe, radiator, inset spotlights.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin with mirrored cupboard above and WC. Heated towel rail, extractor. UPVC double glazed window.

**OUTSIDE**

To the front, a double width block driveway provides ample parking, along with a gravel area. Storage shed.

To the side and rear, decking provides an ideal area to enjoy the lakeside views.

**AGENT NOTE:**

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 2:**

Plot fees for 2025/2026 are £3,074.61, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2036.

