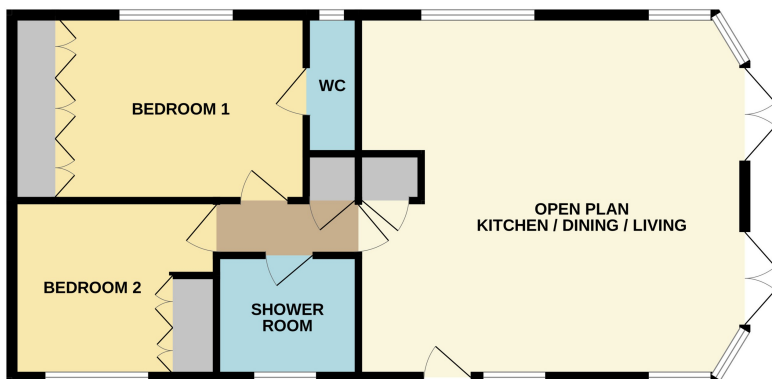




## 1 Lagoon Lodges, Tallington Lakes, STAMFORD, Lincolnshire PE9 4RJ £165,000



\*\*\* LAKESIDE DOUBLE LODGE \*\*\* Situated within the highly desirable Lagoon Lodges at Tallington Lakes, this well presented Omar Westfield Lodge offers stylish and comfortable accommodation. The property features a spacious open plan kitchen, dining and living area with double French doors opening onto the decking area. There are two double bedrooms, both with built-in wardrobes, including a principal bedroom with its own cloakroom. A modern shower room completes the interior. Externally, the lodge boasts its own private jetty, lakeside views, a side garden and ample block-paved parking. EPC Energy Rating Not Required / Council Tax Band A.



### OPEN PLAN KITCHEN / DINING / LIVING

6.27m x 5.87m (20' 7" x 19' 3") (Approx)

#### KITCHEN

Fitted with a range of eye level and base units with worktops over. Stainless steel sink with inset drainer and swan neck mixer tap over. Oven, hob and extractor over. Integrated dishwasher, washing machine, under counter fridge and under counter freezer. UPVC window.

#### DINING AREA

Radiator and air conditioning unit. Two UPVC windows and UPVC French doors to decking.

#### LIVING AREA

Three UPVC windows, UPVC French doors to decking and UPVC side door. Radiator and storage cupboard.

#### INNER HALLWAY

Storage cupboard.

#### BEDROOM ONE

4.76m x 2.83m (15' 7" x 9' 3") (Approx) UPVC window, radiator and built-in wardrobes.

#### CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and low level WC. UPVC window, extractor fan and radiator.

#### BEDROOM TWO

3.32m x 2.86m (10' 11" x 9' 5") (Approx) UPVC window, radiator and built-in wardrobes.

#### SHOWER ROOM

Fitted with a three piece suite comprising walk-in shower cubicle, vanity wash hand basin and low level WC. UPVC window, chrome heated towel rail and extractor fan.

#### OUTSIDE

To the front of the lodge, block-paved parking provides ample off-road space, alongside a useful storage shed with light and power connected.

The lodge enjoys an elevated decking area with glass balustrades, offering uninterrupted views across the lake, with steps leading down to its own private jetty. A side garden and lawned areas between the decking and the lake edge further enhance the outdoor space.

#### 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

Annual plot fee for 1st April 2025 to 31st March 2026 £4,428.22, sewage £607.94, water rates £424.36, electricity standing charge £81.84, insurance admin fee £31.49. The lease runs until 2054.

