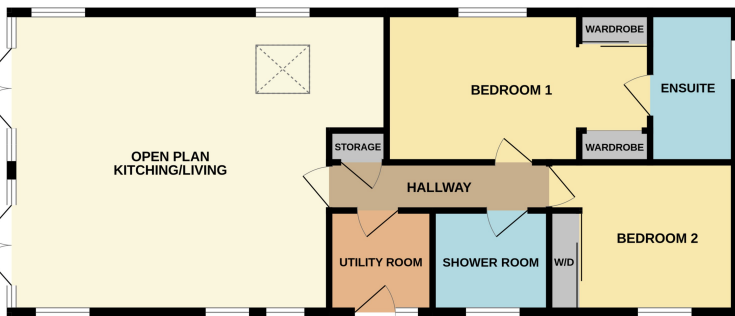




123 South Bank, Tallington Lakes, Tallington PE9 4RJ

£167,500



***** LAKESIDE VIEWS ***** This two bedroom double lodge has a magnificent open plan feel, with views onto the lake. Briefly comprising kitchen/dining/living area, two double bedrooms, with an en-suite and dressing area to principle, family shower room and a utility room. Externally, the decking overlooks the lake, with steps leading down onto the jetty and fenced areas. There is ample off road parking and a shed with light and power. The lease on this lodge expires in 2058. Council Tax Band A. EPC Energy Rating Not Applicable

DOOR TO:**OPEN PLAN KITCHEN / DINER / LOUNGE**

18' 11" x 18' 4" (5.77m x 5.59m) (approx)

LOUNGE

Electric fire, radiator, air conditioning unit. Three UPVC double glazed windows to the front, UPVC double glazed patio door to the side.

KITCHEN

Fitted with a range of eye level and base units with worktop over. Integrated fridge, freezer and dishwasher. Oven, gas hob with extractor fan over. Radiator, downlights. Two UPVC double glazed window to the rear, skylight.

UTILITY ROOM

Fitted with eye level and base units. Stainless steel sink and drainer with mixer tap. Plumbing for automatic washing machine. Radiator, inset spotlights, storage cupboard. UPVC double glazed door to the front, window to the front.

BEDROOM ONE

12' 6" x 9' 1" (3.81m x 2.77m) (approx) UPVC double glazed window to the rear. Coving to ceiling. Two built-in wardrobes, radiator, spotlights.

EN SUITE

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

BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.94m) (approx) UPVC double glazed window to the front. Built-in wardrobe, radiator, coving to ceiling., spotlights.

BATHROOM

Fitted with a three piece suite comprising shower, wash hand basin and WC. Coving to ceiling. Tongue and groove ceiling, heated towel rail. UPVC double glazed window to the front.

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 £4,428.22, sewage £607.94, water £424.36, electricity standing charge £81.84, insurance admin fee £31.49. The lease runs to 2058.

