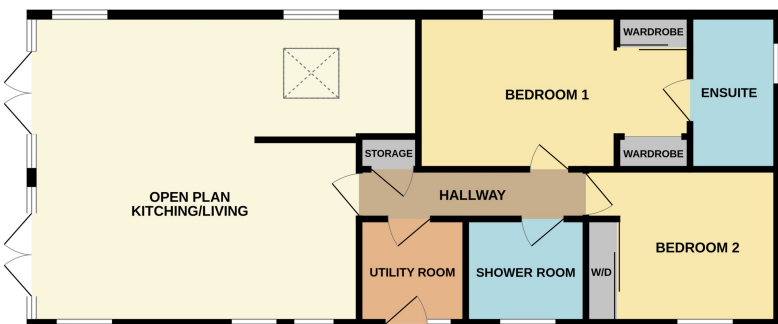




5 Lake View, Tallington PE9 4RJ

£185,000



*** TWO BEDROOM LODGE WITH LAKE VIEWS, DECKING AND GARDEN *** A stunning two double bedroom lodge set on the banks of the lake. This beautifully presented home features a spacious open-plan kitchen, dining, and living area complete with integrated appliances and air conditioning. Both double bedrooms include built-in wardrobes, while the principal bedroom also benefits from an en-suite bathroom and air conditioning. A stylish family shower room and a practical utility room add to the appeal. Externally, the lodge occupies a generous, gated, and fenced plot with tiered decking and a private jetty extending to the water's edge. This well presented lodge has the benefit of being used as a residential lodge, holiday let or a holiday Home. The lease expires in 2059. EPC Energy Rating Not Required / Council Tax Band A.

UPVC DOOR TO:

UTILITY ROOM

Fitted with eye level and base units with worktop over. Stainless steel sink and drainer with tiled splash back. Radiator and integrated washer/dryer. Tongue and groove to the ceiling. UPVC double glazed window.

INNER HALL

Radiator, coving to ceiling, storage cupboard, tongue and groove to ceiling.

OPEN PLAN KITCHEN / DINER / LOUNGE

18' 11" x 18' 4" 5.76m x 5.6m (approx)

LOUNGE / DINER

Electric fire, two radiators, air conditioning unit, tongue and groove to the ceiling with inset spotlights. Leading to the decking are two sets of French doors with two sets of UPVC double glazed panels either side. Four further UPVC double glazed windows.

KITCHEN

Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer, Two integrated fridges, freezer and dishwasher. Double oven, gas hob with extractor fan over. Radiator, tiled splash back, plinth lighting, Tongue and groove to ceiling with inset spot lights. UPVC double glazed window, UPVC Velux skylight.

BEDROOM ONE

12' 6" x 9' 1" (3.81m x 2.78m) (approx) UPVC double glazed window. Tongue and groove to ceiling, with inset spotlights, radiator and air conditioning unit.

DRESSING AREA

Two fitted wardrobes, dressing table. Tongue and groove to ceiling with inset spotlights.

Door to:

EN SUITE

Fitted with a three piece suite comprising bath with shower over, concertina style shower screen, vanity wash hand basin and WC. Chrome heated towel rail, Tongue and groove to the ceiling with inset spotlights. UPVC double glazed window.

BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.94m) (approx) UPVC double glazed window. Built-in wardrobe, radiator, tongue and groove to ceiling.

BATHROOM

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC. Coving to ceiling, tongue and groove to the ceiling with inset spotlights, chrome heated towel rail. UPVC double glazed window.

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

The lease expires in 2059.

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.

