



134 South Bank, Tallington Lakes, Tallington PE9 4RJ

£180,000



*** DETACHED 'OMAR WESTFIELD' LODGE *** "This two year old double lodge has a private garden and can be found at the end of South Bank at Tallington Lakes on a generous plot, with gardens to both the side and rear plus a triple width block paved driveway to the front providing parking. Internally the open plan kitchen dining living room has light flooding in and opens out to the southerly facing decking. The modern kitchen has integrated white goods. The two bedrooms both have built in wardrobes with the principal bedroom benefitting from an en suite shower room. EPC - not required."



TALLINGTON

The village of Tallington is situated between the market towns of Stamford (4.3 miles) and Market Deeping (3.5 miles), with the city of Peterborough (11.6 miles to the south). The village also benefits from a public house – The Whistle Stop, petrol station with convenience store, farm shop as well as several other smaller businesses. Close at hand are Tallington Lakes which provide a variety of water sports and other outdoor activities.

OPEN PLAN KITCHEN DINER AND LIVING ROOM

KITCHEN DINER

18' 10" x 10' 1" (5.74m x 3.07m) (approx). Fitted range of matching wall and base units with worktop over and inset stainless steel sink drainer with mixer tap. integral four ring hob with stainless steel hood over and oven under. Integrated dishwasher and fridge/freezer. Recessed spotlighting, UPVC door to the side plus windows to either sides. Air conditioner unit and a radiator.

LOUNGE

18' 10" x 10' 1" (5.74m x 3.07m) (approx). UPVC French Doors and windows to the front plus further windows to both sides. TV point, electric fire in surround and a radiator.

INNER HALL

Radiator and doors to

BEDROOM ONE

9' 8" x 9' 1" (2.95m x 2.77m) (approx). UPVC window to the side, radiator and TV point. Built in walk in wardrobe and an air conditioner unit.

EN SUITE

Fitted with three piece suite comprising of pedestal wash hand basin, dual flush close coupled WC with tiled splash back and a shower cubicle. Radiator, recessed spotlighting and extractor fan. UPVC window to the side.

BEDROOM TWO

11' 5" x 9' 2" (3.48m x 2.79m) (approx). UPVC window to the side, TV point and radiator. Built in wardrobe.

BATHROOM

Fitted with three piece suite comprising of paneled bath with shower over, dual flush close couple WC and pedestal wash hand basin with tiled splash back. Extractor fan and UPVC window to the side.

OUTSIDE

The triple width block paved parking leads to a ramp leading up to the timber decking with sits to the front and side. The decking to the front is a good size and has a southerly aspect.

The low maintenance side garden is fully enclosed and comprises of a generous landscaped graveled area with inset shrubs and a further gated area with artificial turf. The shed can also be found here and has power and light connected and has been insulated.

To the rear of the lodge is a further fenced area of artificial turf.

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.

AGENTS NOTE

Plot fees for 2022/2023 are £3,721.91, sewage £509.56, water £355.69, electric standing charge £68.60, insurance admin fee £26.39. The current plot is on the banks of the lake .38 year lease with 36 years remaining.

