Rosedale PROPERTY AGENTS

'Making your move easier'

## 21 Windsurf Bank, Tallington Lakes PE9 4RJ £55,000

*** OFFERED FOR SALE WITH NO ONWARD CHAIN *** "This 'Pemberton Park Lane' lodge is seven and a half years old, with a further seven and a half years remaining on its lease. The lodge boasts raised decking to three sides plus a shed with power and light connected. Internally the open plan kitchen dining family room offers spacious living opening out to the decking, with white goods already built into the kitchen. The principle bedroom has an en suite shower room, walk in wardrobe and patio doors leading to a further decked area. There is also a family bathroom and separate utility room. EPC energy rating not required."

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## 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/LIVING ROOM
20' 7" x 13' 1" (6.27m x 3.99m) (approx). The heart of the home, with light flooding in from three sides and from the skylight.

## KITCHEN/DINER
Fitted with a range of matching wall and base units with worktop over and inset stainless steel sink and drainer. Five ring gas hob with stainless steel hood over and waist height double oven. Integrated dishwasher, fridge/freezer and integrated microwave. Breakfast Bar, tiled flooring and recessed spotlighting. UPVC window and skylight to the side, UPVC door and patio doors to the other side.

## LIVING ROOM
UPVC Patio Doors and windows to the rear plus windows to both sides. Radiator, TV point and electric fireplace and recessed spotlighting.

## INNER HALL
Radiator and recessed spotlighting. Doors to:

## UTILITY ROOM
Fitted with a range of matching wall and base units. Space and plumbing for washing machine and a wall mounted central heating boiler.

## BEDROOM ONE
9' 6" x 9' 4" (2.90m x 2.84m) (approx). UPVC Patio Doors and a further two UPVC windows to the side. Recessed spot lighting, radiator and TV point. Built in bedside tables dressing table and built in walk in wardrobe with hanging rails and shelving.

## EN SUITE
Fitted with three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC. Heated towel rail, extractor fan and UPVC window to the side.

## BEDROOM TWO
10' 10" x 5' 5" (3.30m x 1.65m) (approx). UPVC window to the side, recessed spotlighting, radiator and TV point. Built in wardrobe and dressing table plus over bed cabinets.

## BATHROOM
Fitted with three piece suite comprising of vanity wash hand basin, dual flush close coupled WC and paneled bath with shower over. UPVC window to the side, heated towel rail and extractor fan.

## OUTSIDE.
Decking to the side and rear. Outside light. Further decking leading from bedroom one.

Parking to the front.

Shed with power and light connected.

## AGENTS NOTE
Plot fees for 2022/2023 are £2,577.07, 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, however Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within park. The purchaser will be responsible for the cost of moving the lodge and the decking. 15 year lease with 7and a half years remaining.

## 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.

Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

7 High Street
Peterborough, PE6 8ED
T: 01778 382300