



Lagoon Lodge, Tallington Lakes, Barholm Road, Tallington

Price: Leasehold £150,000

- Three Bedroom Lodge
- Open Plan Lounge/Dining/Kitchen Area
- Utility Room
- En Suite to Master Bedroom
- Family Bathroom
- Block Pave Driveway
- Raised Decking Area
- Situated on Tallington Lakes Leisure Park

EPC Rating: Exempt



Accommodation Includes

Pvcu double glazed side door to:

Reception Area

Radiator, door to the utility room, opening to:

Open plan Lounge/Dining and Kitchen Area

Lounge/Diner

L shaped room 5.87m x 5.69m (19'3"max x 18'8"max). Pvcu double glazed windows to both sides, double glazed sky light windows, feature coal effect electric fire, three radiators, fitted carpet, tv point, two pvcu double glazed french doors giving access onto the raised decking and patio seating area.

Kitchen Area

3.56m x 2.82m (11'8"max x 9'3"max) irregular shaped room. Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space over, matching breakfast bar, display units, 1¼ bowl sink unit with single drainer and mixer tap, built-in dishwasher, built-in double oven, built-in gas hob, extractor over, pvcu double glazed window to side, built-in storage cupboard with wall mounted gas radiator heating boiler, wood effect flooring with recessed ceiling spotlights.

Utility Room

1.88m x 1.57m (6'2" x 5'2"). Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, sink unit with single drainer and stainless steel mixer tap, plumbing for washing machine, space for fridge/freezer, pvcu double glazed window to side with recessed ceiling spotlights.

Inner Hallway

Doors to:

Bedroom 1

3.99m x 2.82m (13'1"max x 9'3"max) irregular shaped room. Pvcu double glazed window to side, fitted wardrobe with overhead storage cupboards, fitted drawers, radiator, door to:

En-Suite Shower Room

Fitted with three piece white suite comprising shower cubicle, vanity wash hand basin with cupboard under, low-level wc and heated towel rail, extractor fan, pvcu double glazed window to side, recessed ceiling spotlight.

Bedroom 2

2.84m x 2.49m (9'4" x 8'2"). Pvcu double glazed window to side, built-in wardrobe, radiator.

Bedroom 3

2.82m x 2.18m (9'3" x 7'2"). Pvcu double glazed window to side, fitted wardrobe with overhead storage and cupboards, radiator.

Family Bathroom

Fitted with three piece white suite comprising panelled bath with hand shower attachment and glass screen, wash hand basin with storage cupboard under, shaver point, close coupled wc, heated towel rail, wall mounted mirror cabinet, pvcu double glazed window to side, recessed ceiling spotlights.

Outside

Front and side garden area with various mixed plants and shrubs, mainly laid to lawn, double width block paved driveway providing off-road parking for several vehicles. Wooden gate and steps takes you up to the raised decking and round to the lodge and to the patio seating area, wooden gate and steps down to the rear of the lodge which has a metal storage shed, outside tap.



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD202689 - 0001