



## Lagoon Lodge, Barholm Road, Tallington Lakes, Stamford

**Price: Leasehold £140,000**

- Three Bedroom Bowmoor Lodge
- En Suite & Dressing Area to Master
- Open Plan Lounge/Dining/Kitchen Area
- Double Width Block Paved Driveway
- Rear Garden
- Raised Decking area to front and side

EPC Rating: Exempt



## Accommodation Includes

PVCu double glazed side door leading to:

### Reception Area

Built-in cloaks cupboard with sliding doors, fitted carpet, coving to ceiling with recessed ceiling spotlight, fitted with a matching range of base and eye level cupboards with worktop space, opening to:

### Open Plan Lounge/Dining and Kitchen Area

6.30m x 5.87m (20'8" max x 19'3" max).

### Lounge/Dining Area

PVCu double glazed windows to both sides, feature wall mounted electric pebble effect fireplace, three radiators, fitted carpet, TV point, coving to sloping ceiling with recessed ceiling spotlights, two PVCu double glazed French doors giving access onto the raised decking area to front:

### Kitchen Area

Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, built-in oven, built-in gas hob, extractor over, space for microwave, double glazed window to side, coving to sloping ceiling with recessed ceiling spotlights:

### Inner Hallway

Built-in cupboard with wall mounted gas radiator heating boiler, fitted carpet, doors to:

### Bedroom 1

2.92m x 2.84m (9'7" x 9'4") excluding dressing area. PVCu double glazed window to side, radiator, fitted carpet, coving to ceiling:

### Dressing Area

PVCu double glazed window to rear, fitted matching dressing table, fitted double wardrobe with sliding doors, coving to ceiling, door to:

### Bedroom 2

3.12m x 2.84m (10'3" max x 9'4" max) including wardrobe. Three PVCu double glazed windows to rear, fitted double wardrobe with sliding doors, radiator, fitted carpet, coving to ceiling:

### Bedroom 3

2.84m x 2.46m (9'4" max x 8'1" max) including wardrobe. PVCu double glazed window to side, fitted double wardrobe with sliding doors, radiator.

### En Suite Shower Room

Fitted with three piece white suite comprising shower cubicle, wash hand basin with cupboard under, low level wc, heated towel rail, extractor fan, wall mounted mirror.

### Family Bathroom

1.91m x 1.65m (6'3" max x 5'5"). Three piece white suite comprising panelled bath with hand shower attachment and glass screen, wash hand basin with cupboard under, low level wc, heated towel rail, extractor fan, wall mounted mirror, PVCu double glazed window to side.

### Outside

Frontage open plan, laid mainly to lawn, double width block paved driveway providing off road parking, wooden gated access into the rear garden which is laid mainly with gravel, paved patio seating area, metal storage shed with power connected, wooden steps up to the raised decking area to the side and front, outside lighting, patio seating area.



**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: MRD203178 - 0002