



South Bank Barholm Road, Tallington Lakes, Stamford

Price: Leasehold £165,000 offers in excess of

- Two Bedroom Kingfisher Lodge
- Overlooks the Lake
- Open Plan Lounge/Dining/Kitchen Area
- En Suite Bathroom
- Block Paved Driveway
- All year round occupancy

EPC Rating: Exempt



Accommodation Includes

PVCu double glazed side door leading to:

Reception Area/Utility Room

1.91m x 1.83m (6'3" x 6'). Fitted with a matching range of base and eye level cupboards with worktop space, stainless steel sink unit with a mixer tap, tiled splashbacks, radiator, sloping ceiling with recessed spotlights, built-in washer dryer, wood effect flooring, PVCu double glazed window to side, door to:

Inner Hallway

Wood effect flooring, sloping ceiling with recessed lighting, built-in storage cupboard, doors to:

Open Plan Lounge/Dining and Kitchen Area

6.73m x 5.72m (22'1"max x 18'9"max) irregular shaped room.

Lounge/Dining Area

PVCu double glazed windows to both sides, feature wall mounted electric pebble effect fireplace, two radiators, wood effect flooring, TV point, sloping ceiling with recessed ceiling spotlights, two PVCu double glazed French doors giving access onto the raised decking area to front with views over the lake.

Kitchen Area

Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, built-in oven, built-in gas hob, extractor over, double glazed window to side, sloping ceiling with recessed ceiling spotlights, cupboard housing central heating boiler, wood effect flooring.

Bedroom 1

4.93m x 2.77m (16'2" max x 9'1"max) including dressing area. PVCu double glazed window to side, radiator, fitted carpet, sloping ceiling with recessed spotlights, two built-in double wardrobes with sliding doors, fitted dressing table and drawers, door to:

Ensuite Bathroom

Three piece white suite comprising panelled bath with hand shower attachment and folding glass screen, wash hand basin with storage under, low level WC, heated towel rail, extractor fan, shaver point, wall mounted mirror, sloping ceiling with recessed spotlights, wooden effect flooring, PVCu double window to rear.

Bedroom 2

2.84m x 9.2m (9'4"x 9'2) excluding door recess. Fitted double wardrobe with sliding doors, radiator, fitted carpet, sloping ceiling with recessed spotlights, PVCu double glazed window to side.

Shower Room

Fitted with three piece white suite comprising shower cubicle, wash hand basin with storage under, low level WC, heated towel rail, extractor fan, wall mounted mirror, shaver point, sloping ceiling with recessed spotlights, wooden effect flooring, PVCu double glazed window to side.

Outside

Fronts and has views over the lake, enclosed front and side garden area which is laid mainly to gravel for low maintenance, wooden gated access to the rear and to the double width driveway providing off road parking, metal storage shed with power and lighting, outside tap and lighting, wooden storage shed, small gravelled open plan garden area, wooden steps to the wooden gated access onto the raised decking which takes you round to the front and to the patio seating area where you can watch the world go by.

Agents Note

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.



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: MRD203181 - 0009