



Paul Cutmore Bespoke powered by **eXp** uk













A fabulous opportunity to purchase this Beautiful Omar Kingfisher double lodge. Situated on, and with panoramic views over South Bank Tallington lakes, The lodge boasts vaulted ceilings with an open plan layout of the lounge, kitchen and dining area. The lodge also boasts 2 bedrooms, one with an ensuite shower room and a separate family bathroom, there is also a utility area, good size decking area with fishing dock, and a low maintenance garden area. Also boasting off road paved parking for two vehicles.

Entrance/Utility area - 1.91m x 1.73m (6'3" x 5'8")

Lounge/Diner/Kitchen - 6.86m x 5.72m (22'6" x 18'9")

Inner Hallway - 4.01m x 0.94m (13'2" x 3'1")

Master Bedroom - 4.93m x 2.77m (16'2" x 9'1")

Ensuite - 2.79m x 1.57m (9'2" x 5'2")

Bedroom Two - 3.43m x 2.79m (11'3" x 9'2")

Bathroom - 1.96m x 1.85m (6'5" x 6'1")

Outside

Private driveway to the rear providing parking for two vehicles. Garden area to the side leading to decking area at the front, overlooking lake with steps down to fishing dock.

Agents Note

Current annual membership and plot fee is £5150 payable yearly or monthly over 10 months. Lodges are not Leasehold the lodge would be owned outright by the you and the plots are on a licence to pitch. This lodge has a 40 year licence with 35 years remaining.

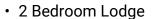




GROUND FLOOR 814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (7.56 sq.m.) approx.
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Ensuite

Waterside Location

· Utility Area

Off Road Parking

Fishing Dock

No Forward chain

• Quote Ref PC0713

Airconditioning

Garden

