

Village & Country



No 38, Woodpecker Lodge, Tattershall Lakes Country Park

An attractive traditional rolled timber lodge with a private hot tub on the water's edge at Duck Lake, a picturesque four acre fishing lake within Tattershall Lakes Country Park in the heart of Lincolnshire. Well-appointed throughout, fully equipped and fully furnished to a high specification, the lodge provides three ground floor bedrooms, two of which open out to the veranda overlooking the lake. A spiral staircase leads up to the first floor with open-plan living area comprising fitted kitchen, dining area and sitting area with woodburner. French doors take you out to the balcony providing most appealing views over the lake.

Tattershall Park offers excellent on-site facilities, catering for all the family, including water skiing, wave boarding, jet skiing, a golf course, three fishing lakes, bars, a restaurant, indoor pool and childrens play area.

Reception Hall, Three Bedrooms (two with en-suite), Utility Room
First Floor: Open-Plan Living Kitchen

Gravelled Parking Area – Covered Veranda with Hot Tub
Propane Gas Central Heating
Mains Water & Electric, Drains to a Private System

LEASEHOLD

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E-mail: woodhallspa@robert-bell.org

Website: www.robert-bell.org

Coningsby and Tattershall are well-serviced villages with shops, schools, post office and library. There is a Leisure Centre and the Battle of Britain Memorial Flight. The market towns of Horncastle and Boston are close by and the historic city of Lincoln and the East Coast are both within easy driving distance

ACCOMMODATION

Entrance to the property is gained through a glazed panel door leading to:

RECEPTION HALL

With ornate iron spiral staircase to first floor living accommodation and doors to:

BEDROOM 1 13' 2" x 11' 6" (4.01m x 3.50m)

A dual aspect room including French windows to veranda overlooking the duck lake. There is TV aerial point, radiator, power points and door to **En-suite** 9' 11" x 9' 1" (3.02m x 2.77m) with a white suite comprising cast iron roll top 'ball & claw' feet bath, pedestal wash hand basin and low level WC.

BEDROOM 2 13' 3" x 11' (4.04m x 3.35m)

A dual aspect room with TV aerial point, radiator, power points, door to a Jack & Jill style **En-Suite** comprising shower cubicle, low level WC, pedestal wash hand basin and door returning to reception hall.

BEDROOM 3 12' 2" x 10' 8" (3.71m x 3.25m)

With French doors to veranda overlooking the duck lake. There is TV aerial point and power points.

UTILITY ROOM

With fitted work surface over space for washing machine.

FIRST FLOOR

OPEN-PLAN LIVING KITCHEN

37' x 21' (11.27m x 6.40m)

A most appealing open-plan living room providing French doors to each side opening to balcony overlooking duck lake to one end. The kitchen area has a range of fitted units comprising 1½ sink drainer over base unit and dishwasher. There is an electric double oven, microwave oven and storage central island unit inset to work surface, extending to provide

breakfast bar over base units, with shelving and further storage. To remaining side is fridge freezer and two base units with central wine rack.

The living area faces the lake with cast iron multi-fuel burner, TV aerial point, power points, wall lighting and French doors opening onto balcony.

OUTSIDE

The property has gravelled parking area. The front of the property has a covered veranda with hot tub. There are steps leading down to fishing pontoon.

Local Authority:

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP. Tel: 01507 601111.

DISTRICT COUNCIL TAX BAND B

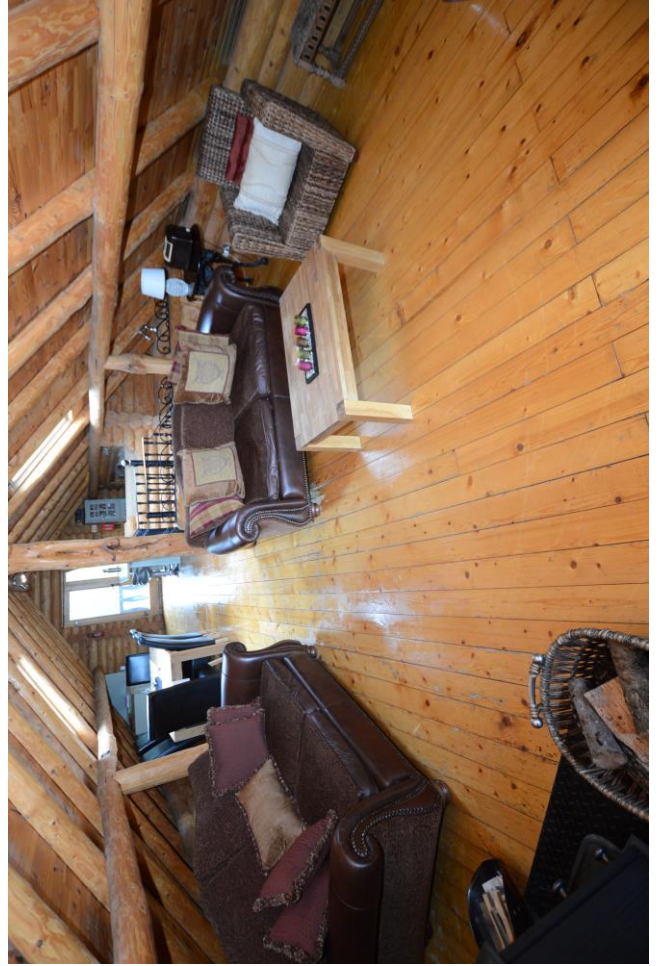
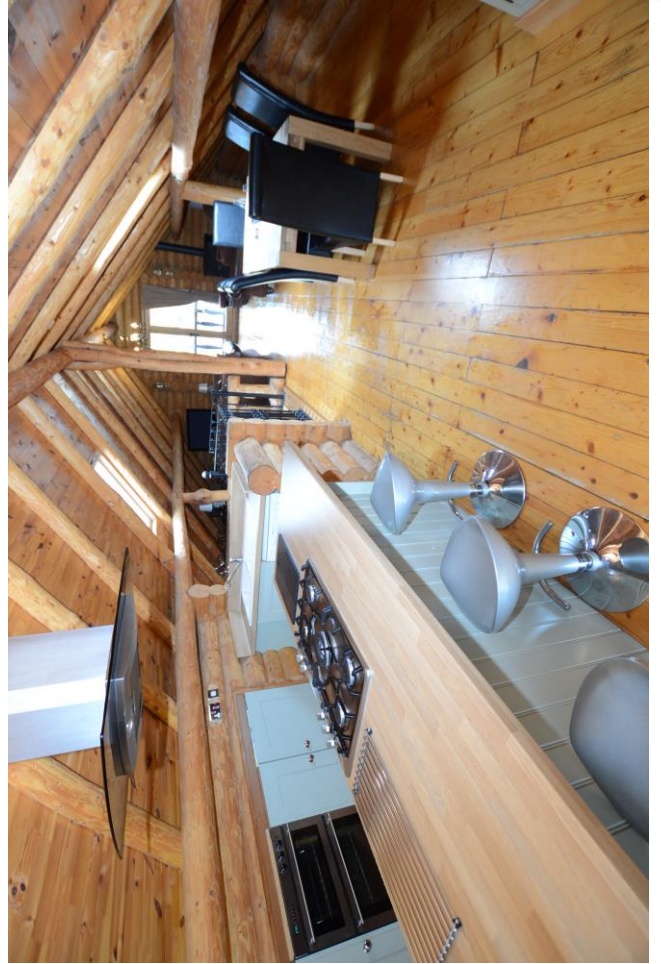
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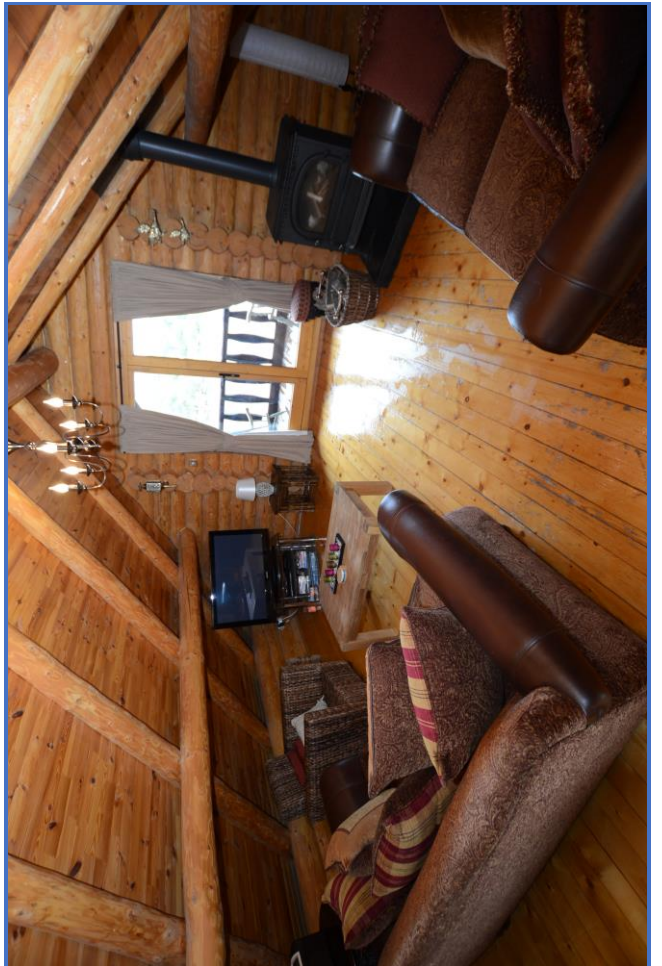
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

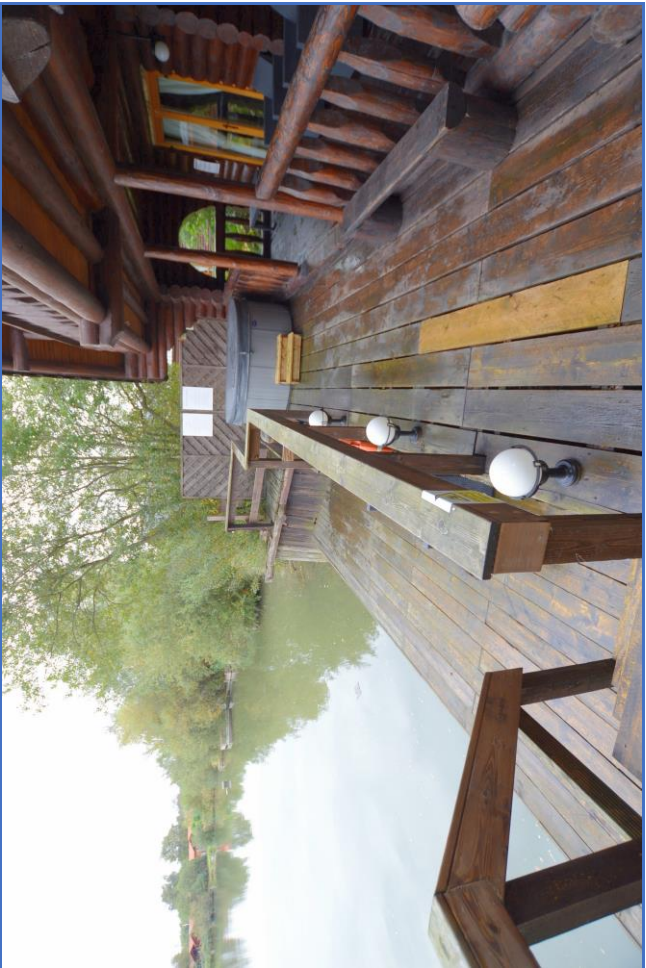
VIEWING: By arrangement with the agents Woodhall Spa office, 19 Station Road, Woodhall Spa, Lincs. LN10 6QL. Tel: 01526 353333. Fax: 01526 352600.

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Primary Web Sites: www.robert-bell.org
www.rightmove.co.uk
OnTheMarket.com

The agents have not been privy to the contents of the Title of the property and cannot in any way formerly confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it. Any plan shown in this brochure is purely presented as a guide and all boundaries and area measurements presented, subject to survey, **will** require further verification. We formally instruct you to speak to our client's solicitors in regard to all of these matters.









THESE PARTICULARS WERE PREPARED OCTOBER 2016

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DISCLAIMER

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Property Reference: WO0001 4416 /OM5



Chartered Surveyors, Auctioneers, Land & Estate Agents



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