



Lodge Park Homes, Market Place, Tattershall, LN4 4LH

- SUPERB and SPACIOUS 32' x 14' (not the standard 12') property, NO 'upward CHAIN'
- Off road PARKING, NEW double fronted metal SHED on NEW base
- LITERALLY NEXT to VILLAGE GREEN with SHOPS and BUS STOP, in CENTRE of WELL SERVICED historic LARGE VILLAGE
- UPVC DOUBLE GLAZING including external doors, BLINDS and LIGHT FITTINGS included, recently REPAINTED externally
- MODERN fitted KITCHEN DINER including APPLIANCES: NEW 2025 washing machine, NEW 2022 fan assisted electric oven, NEW 2022 gas hob, fridge freezer
- REFURBISHED and VERY well presented, ONLY a council tax band 'A'
- PETS ALLOWED including dogs, at site owners' discretion
- Gas CENTRAL HEATING with NEW December 2021 BOILER that is serviced annually, and REPLACEMENT RADIATORS
- MASTER BEDROOM with BUILT IN furniture, MODERN SHOWER room
- Dual aspect LOUNGE including NEW 2022 OAK quality furniture and NEW 2022 QUALITY settees

Guide Price £55,000



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DESCRIPTION

This is a superb, refurbished, very well presented and spacious double bedroom, 32' x 14' (not the standard 12') detached property in excellent condition having off road parking, on a select park home estate for retired and semi-retired couples or singles over 50 years of age, pets allowed, including dogs, at site owners' discretion, and is literally next to the village green with bus stop and shops including Co-Op supermarket, fish and chip shop, public house etc, all in the centre of the well serviced historic village of Tattershall and there is NO 'upward CHAIN'.

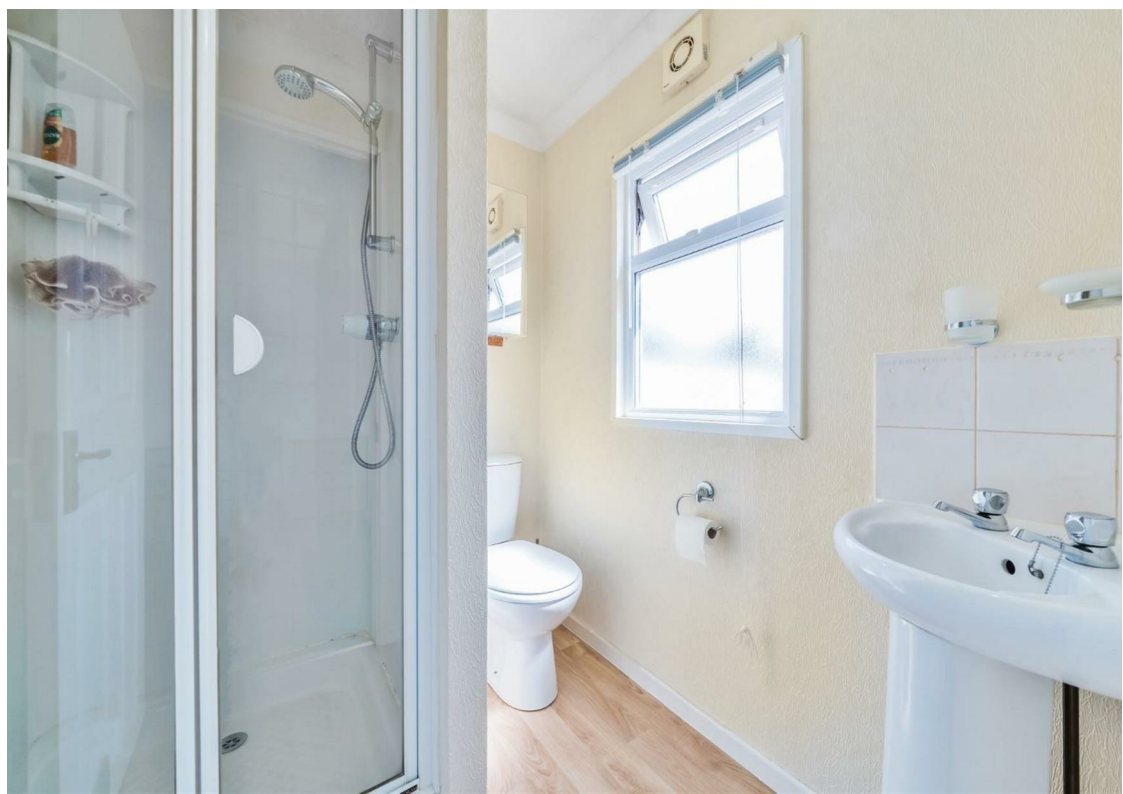
The property, an Omar 'Oulton Excel', also benefits from UPVC double glazing including external doors, gas central heating with new December 2021 boiler that is serviced annually, and replacement radiators throughout, replacement flooring throughout, blinds and light fittings included, new 2025 & 2022 kitchen appliances, new 2022 quality settees and oak furniture, new double fronted metal shed on new base, recently fully re-painted externally, and is only a council tax band 'A'.

It consists of a dual aspect lounge (including new 2022 quality settees and oak furniture), dual aspect modern fitted kitchen diner including appliances (new 2025 washing machine, new 2022 fan assisted electric oven, new 2022 gas hob, fridge freezer), master bedroom with a bank of two built in full height double wardrobes, modern fitted shower room, off road parking, the new double fronted metal shed on new base and low maintenance gravelled external area.

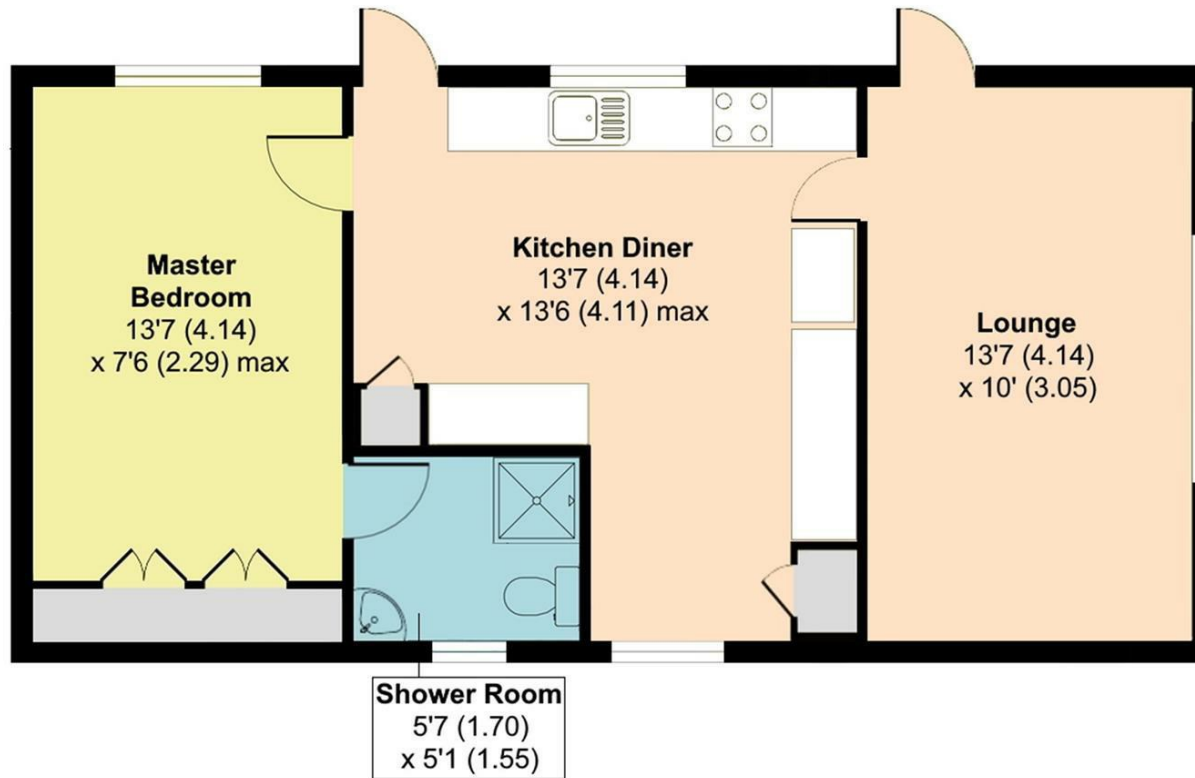
Site fees are £201 per month, mains electricity and water/drainage are charged via the site, and propane gas cylinders are connected. All utilities are billed and paid individually by each property.

The well serviced historic large village of Tattershall facilities also include a National Trust castle, country park and water sports centre. The River Witham for fishing and boating is nearby and it is less than 4 miles to Woodhall Spa, home of the National Golf Centre.





Lodge Park Homes, Tattershall, LN4



Viewings

Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.