



Gibson Approach, Tattershall, Lincoln

- Literally LAKE SIDE with STUNNING views, full size MOORING and SIX seat HOT TUB
- GENEROUS EXTRA WIDE PLOT with TWO PARKING spaces, GARDEN, substantial steel shed
- THREE BEDROOMS including double and twin, all with BUILT IN furniture
- Dual aspect LOUNGE with FRENCH doors to decking and lakeside
- TWO BATHROOMS/SHOWER rooms, ALL FURNITURE, furnishings and fittings INCLUDED included
- NEW 2017 40ft x 20ft LODGE that is AVAILABLE IMMEDIATELY and can be used all year round
- Extensive PVC DECKING/walkway with inset lighting and those views
- 386 sq ft OPEN PLAN living with BEAUTIFUL VIEWS and vaulted ceiling
- Dual aspect DINING, MODERN fitted KITCHEN with built in APPLIANCES, UTILITY style room
- Gas CENTRAL HEATING, UPVC double glazed including French and external doors

Price £130,000

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Gibson Approach, Tattershall, Lincoln

DESCRIPTION

This is literally lakeside with stunning far reaching lakeside views, full size mooring, six seat hot tub, extensive grey wood effect PVC decking and walkway with inset LED lighting all on an extra wide plot with parking to both sides and garden: a new 2017, three bedroom (including double and twin), two bathroom and 386 sq ft open plan living, light grey white wood effect 40 ft x 20 ft Lodge, as well as having a substantial steel shed with power, and the property is available immediately, with NO 'upward CHAIN'.

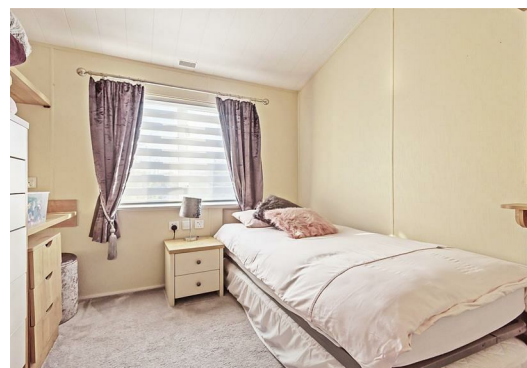
The property consists of 386 sq ft triple aspect vaulted ceiling open plan lounge, dining and modern fitted kitchen including appliances, with stunning lake views, French doors off to the decking and lakeside and external door to walkway, utility style room, inner hall, modern shower room, master bedroom with en-suite modern bathroom, second and third twin bedrooms, all bedroom with built in furniture.

It also benefits from furniture, furnishings and fittings included, gas central heating and UPVC double glazing including privacy, French and external doors.

The site can be used 12 months of the year by extending the standard 10 month agreement for an additional £390 and the standard pitch fee 2022/23 is £7570.71 excluding any loyalty discount. Of course, the property can be profitably rented out. In addition to the advertised price, a park purchase fee of 15% plus VAT is to be added.

Tattershall Lakes Country Park is situated within a woodland setting having a range of facilities and activities including lakes for jet-skiing, water-skiing and fishing, a man-made beach, indoor and outdoor swimming pools, splash zone, spa, gym, sauna, children's play areas, daytime and evening entertainment, bars and eateries – something for everyone.

Situated on the outskirts of the historic village of Tattershall, it is only 5 miles from the tree lined village of Woodhall Spa, home of the National Golf Centre and easy driving distance to the Lincolnshire Wolds.

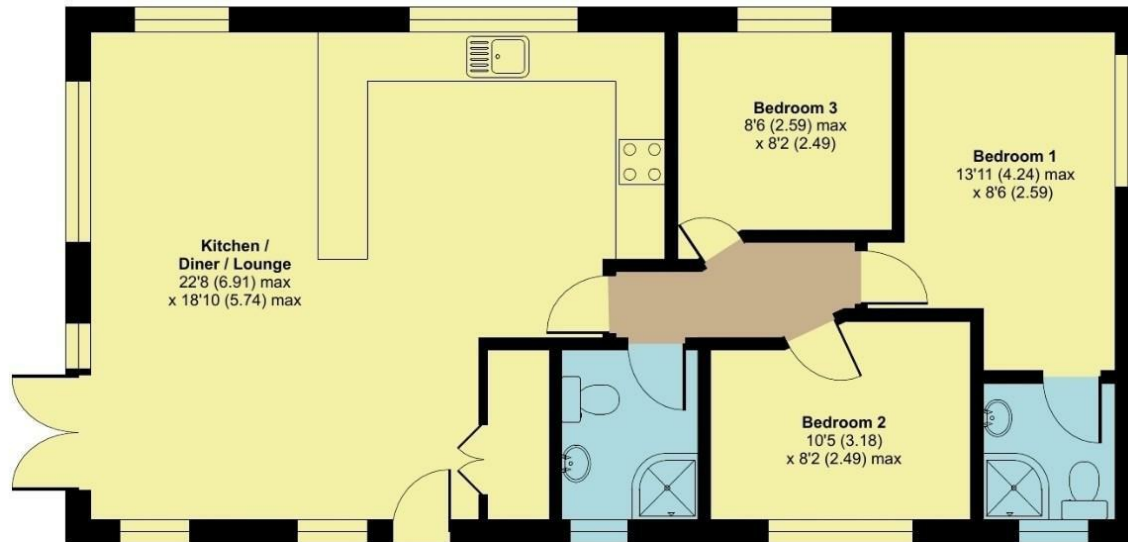




GIBSON APPROACH, TATTERSHALL LAKES COUNTRY PARK, LINCOLN, LN4

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 75.5 SQ M
(813 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 903049

Viewing

Please contact our Hunters Horncastle Office on 01507 524910 if you wish to arrange a viewing appointment for this property or require further information.

10 East Street, Horncastle, LN9 6AZ

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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.

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