

***GIBSON APPROACH,  
TATTERSHALL LAKES, LN4 4LR***



***New Price £140,000***

***An opportunity to acquire a 42' x 20' Eight Berth Lodge located within the ever popular Tattershall Lakes holiday resort, coming to the market with No Forward Chain. This well presented Lodge benefits from LPG Central Heating and full Double Glazing and is situated on a superb pitch backing on to a lake with mooring and a boat lift. The full accommodation comprises 19'3 x 19'6 Living/Kitchen Area, Three Bedrooms, all with built in double wardrobes and Bathroom. Outside there is Parking for two vehicles, a lawn area and a good sized decking area leading to the mooring. Early viewing is highly recommended.***

**Location:**

Tattershall Lakes is a popular holiday and residential resort which offers an array of amenities as well as a number of both indoor and outdoor activities, four bars, three restaurants, a shop, indoor and outdoor pools, and a variety of sports and entertainment facilities.

**Directions:**

From our office on the A153, proceed past the villages of North Kyme and Billingham and proceed towards the village of Tattershall. Turn right in to Tattershall Lakes Country Park and proceed through the security gate and take the first turning on the right. Continue to the next 'T' junction and turn right again into the Gibson Approach area where the lodge is located on the left hand side backing onto the lake.

A double glazed entrance door provides access to the:

**Living/Kitchen Area: 6.58m (21'7") x 5.84m (19'2") max**

Having French doors providing access to the decking area, large store cupboard, wall mounted electric fire with surround, two radiators, range of matching wall and base units with worktop oven, single drainer inset sink with mixer tap, integrated eye level electric oven, integrated microwave, separate island/breakfast bar with four ring gas hob and stainless steel cooker hood over, integrated fridge and freezer, dishwasher, coved ceiling and ceiling downlighters.

**Inner Hall:** Having coved ceiling and smoke alarm.

**Bedroom 1: 3.84m (12'7") x 2.84m (9'4")**

Having double built-in wardrobe, coved ceiling and radiator.

**Bedroom 2: 3.17m (10'5") x 2.84m (9'4")**

Having double built-in wardrobe, coved ceiling and radiator.

**Bedroom 3: 2.84m (9'4") x 2.64m (8'8")**

Having built-in double wardrobe, coved ceiling and radiator.

**Bathroom:**

Being fully tiled and having low level w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over, downlighter, chrome towel radiator and extractor fan.

**Outside:**

A gravelled drive provides **Parking** for two vehicles and a patio leads to the decking area. There is a lawn area to either side of the lodge and the rear is laid to decking with timber fencing and a gate. Steps lead down to the mooring area with a boat lift.

**Agent's Note:**

This property is being sold fully furnished.

The pitch fees for the lodge are approximately £6,000 p.a. This includes six leisure passes for the leisure resort. The period of occupation is from 1st March to 5th January.



**Living Area**



**Further Aspect**



**Kitchen Area**



**Bedroom 1**



**Bedroom 2**

*The current owner purchased the property in September 2012 and has not let the property out.*

*The vendor has advised that the lodge could rent during the summer months for approximately £2000.00 per week.*

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom 3**



**Bathroom**



**Parking Area**



**Decking Area**



**Further Aspect**

*Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

*Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 03/05/23*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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