



£50,000 Fixed Price

29 Larch View, Tattershall Lakes, Sleaford, LN4 4JG

Caravan | 3 Bedrooms | 2 Bathrooms

07376061994



ROSS &  
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HOLIDAY HOMES

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# Step Inside

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## Key Features

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## Property Description

\*\*\* PRIVATE SALE, PERFECT FOR A FIRST TIME START UP HOLIDAY HOME, 15% SITE COMMISSION INCLUDED IN THE SALE PRICE!!!\*\*\* TATTERSHALL LAKES COUNTRY PARK HOLIDAY HOME SITUATED ON LARCH VIEW, VIEWINGS HIGHLY RECOMMENDED!. CALL SAMANTHA ON 07376061994 TO BOOK A VIEWING AND FOR MORE INFORMATION ON THIS PROPERTY

## Main Particulars

### Property description

Tenure: Leasehold

ABI OAKLEY 2016

**\*\*PRIVATE SALE\*\*** Ross and Coates Estate agents are delighted to offer for sale this perfect starter investment three bedroom holiday home which is located on the ever popular Tattershall Lakes park. The owner is selling with a substantial amount of bookings already in place. The park has many amenities and internal viewing will reveal an open plan lounge-kitchen-dining area, three bedrooms, a shower room and cloakroom. There is parking, a spacious decked area and also uPVC double glazing and gas central heating.

### Park Facilities

The park has seen almost £22 million worth of investment over the last three years making our facilities some of the best of their kind.

Facilities include:

- Fishing lake
- Roof top Bar 49 with views of the 65 acre water ski lake
- Indoor splash pad
- Jet ski lake
- Water ski lake
- The brand new Bar 49 - A rooftop cocktail bar serving English style Tapas with views of the Water Ski Lake
- Propeller Bar and Italian Restaurant
- Spitfire Entertainment Bar and Restaurant
- Mini golf course
- Archery tent
- Outdoor play area
- Children's adventure playground
- Sports court
- Beautiful beach

- Indoor swimming pool with sauna, steam room and spa
- Indoor splash zone
- Mini supermarket
- Fully equipped laundrette
- Inflatable aqua park
- Canoeing, kayaking and paddle boarding
- Amusements
- Exclusive owners events throughout the year

Plus...

Huge outdoor swimming complex with floating cinema!

### **Open plan kitchen/living area**

Kitchen area, Having Integrated fridge freezer, Free standing gas oven and hob and combo microwave. Vinyl flooring and storage space.

### **Master Bedroom and en-suite**

Large double master with Tv, fitted wardrobes, over bed storage and access to en-suite.

### **Bedroom Two**

Twin bedroom area with storage areas, Carpeted flooring and tasteful decor.

### **Bedroom Three**

Twin bedroom, carpeted flooring and storage area.

### **Shower Room**

Shower tray, over head shower, wash basin and low flush wc.

### **Cloakroom**

Having all house hold amenities such as iron, ironing board hoover etc full itinerary can be shown upon viewings.

### **Outside**

There is off road parking and a good sized decked area, with integrated floor lighting and hot tub!!

### **Fee's**

Annual site fee is £4113.75 subject to change.



Kitchen Area



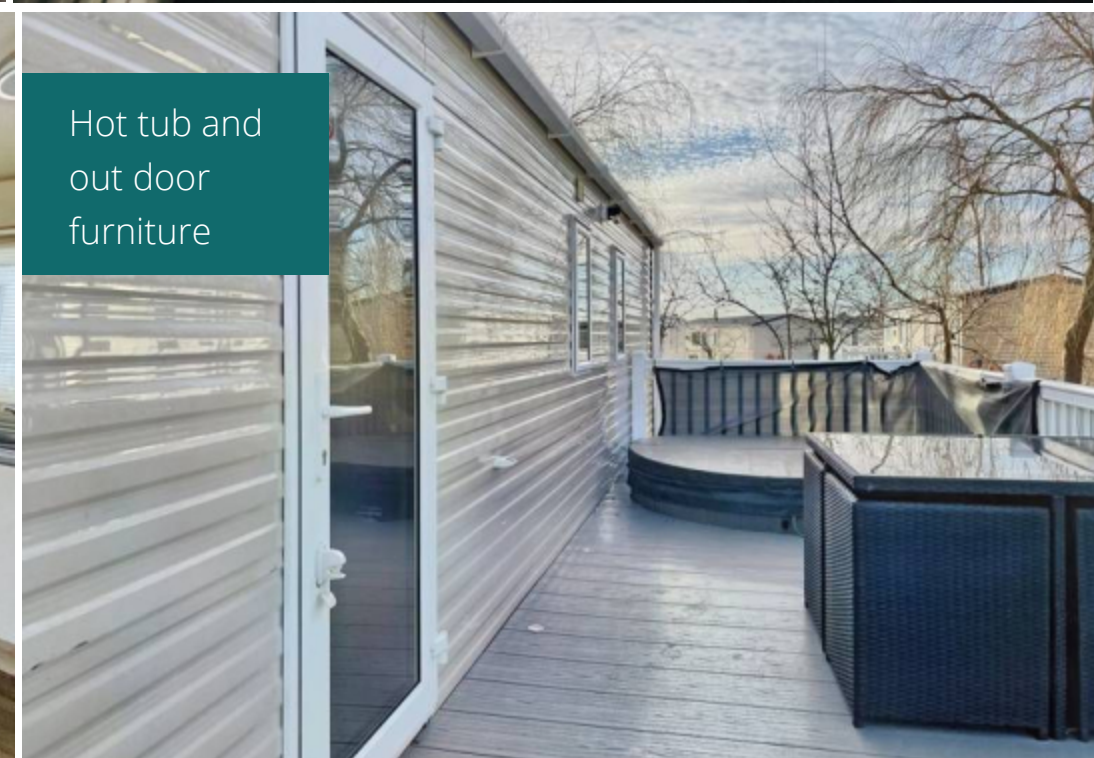
Out door hot tub



Large Living Space



Hot tub and out door furniture



Telephone: 07376061994



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