



5 Lodge Park Homes, Market Place

Tattershall, Lincoln, LN4 4LH



Book a Viewing!

£72,500

A well maintained two bedroom park home, pleasantly positioned within the sought after Lodge Park Homes development in the heart of the popular village of Tattershall. Exclusively for the over 45s, the development offers a peaceful residential setting whilst occupying a convenient central position within the village marketplace. The property enjoys excellent access to a wide range of local amenities including shops, cafés, public houses and everyday conveniences, all just a short stroll away. Offered for sale with no onward chain, this delightful home provides well proportioned and comfortable accommodation comprising a Porch, Entrance Hall, spacious Lounge, fitted Kitchen/Diner, two Bedrooms and a modern Shower Room. Outside, there are attractive low maintenance garden together with a block paved driveway providing off-road parking. The property has also benefited from a new bathroom and boiler installed in October 2025, along with a new front door, new guttering and new under-home insulation fitted in 2026. An ideal opportunity for those looking to downsize, this charming home is ready to move into and early viewing is highly recommended.





LOCATION

Tattershall is a popular and historic Lincolnshire village, renowned for its impressive medieval castle and attractive setting on the edge of the Lincolnshire Fens. The village offers an excellent range of amenities including shops, cafés, pubs, a supermarket, primary school, doctors' surgery and pharmacy, providing everything needed for day-to-day living. Tattershall is also home to the popular Tattershall Lakes Country Park, offering a variety of leisure activities, while the sought-after village of Woodhall Spa, the market towns of Horncastle and Boston, and the Cathedral City of Lincoln are all within easy reach, making Tattershall an ideal location for those seeking a blend of village life, history and modern convenience.

ACCOMMODATION

PORCH

With double glazed window to the side aspect.

HALL

With storage cupboard and radiator.



KITCHEN/DINER

9' 5" x 8' 11" (2.88m x 2.72m) Fitted with a range base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer and washing machine, electric oven, gas hob, storage cupboard, tiled splashbacks, radiator and two double glazed windows to the side aspects.

LOUNGE

11' 10" x 9' 5" (3.62m x 2.88m) With double glazed bay window to the front aspect, double glazed window, door to the side aspect and two radiators.

BEDROOM 1

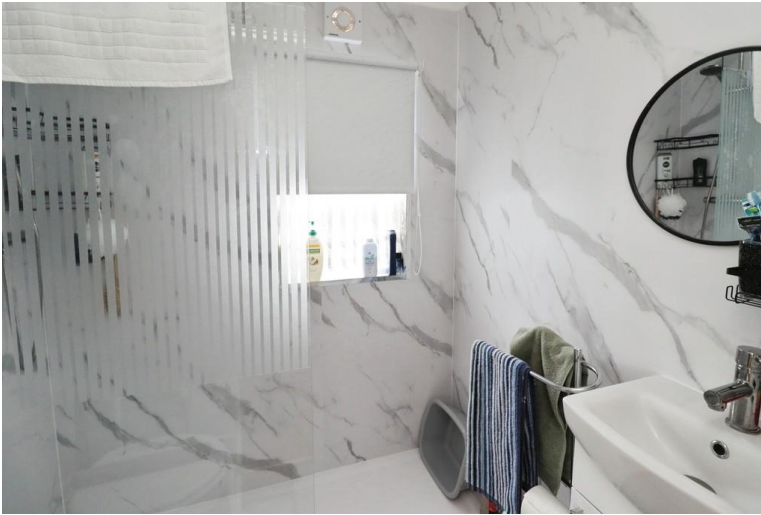
9' 5" x 7' 3" (2.88m x 2.23m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

BEDROOM 2/STUDY

6' 9" x 4' 11" (2.08m x 1.50m) With double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing off street parking. There are low maintenance gardens with garden shed and brick built store.



KEY FACTS FOR BUYERS

SERVICES

Mains electric, water and drainage. LPG central heating (New boiler fitted October 2025).

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.

Please note that there is an age restriction of 45 and over.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - East Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.





BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 37.4 sq. metres (402.4 sq. feet)

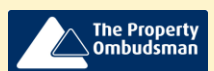
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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