JACKSON GRUNDY ESTATE AGENTS

www.jacksongrundy.com

Kingfisher, Overstone Lakes, NN6 0BD

£199,500 Lodge

2 2 1

Google 4.8 ★★★★★ Customer Reviews

Department: Sales

Tenure: Not Specified

Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk

The Property Ombudsman

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Property Summary

Located within the sought-after Overstone Lakes Residential Park, this beautifully positioned two bedroom twin lodge enjoys stunning lakeside views and offers an excellent opportunity for peaceful living surrounded by attractive countryside. Offered for private sale and available immediately, the property combines spacious modern accommodation with a tranquil setting.

Externally, the lodge benefits from generous outdoor space including a large patio and raised balcony, ideal for relaxing or entertaining while enjoying the outlook over the lake. There is also private parking for three vehicles.

Internally, the accommodation is centred around a spacious open plan kitchen, dining and living area, with the well appointed kitchen featuring a central island and integrated appliances.

The lodge benefits from full central heating, allowing comfortable use throughout the season. There are two double bedrooms, including a principal bedroom with en- suite shower room and walk in wardrobe, together with a separate bathroom and practical utility room.

The property benefits from an 11 month occupancy season and is positioned within easy walking distance of the clubhouse and swimming pool, with on site fishing available close by.

Please note this is a holiday lodge and not subject to council tax. Purchasers are advised to note that site ownership requirements apply and a primary residential address must be maintained elsewhere.

This superb lakeside lodge presents an ideal opportunity for those seeking a second home or countryside retreat within a well regarded park setting.

EPC Rating: N/A. Council Tax Band: N/A

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Floorplan

Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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