



www.jacksongrundy.com

Lakeside, Overstone Park, NN6 0QS

£220,000 Semi-Detached

 3  2  1



Department: Sales

Tenure: Leasehold

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

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





Property Summary

CASH BUYERS ONLY* *SECOND HOME ONLY Jackson Grundy are delighted to market this three bedroom lakeside lodge, in the prime spot on the popular Overstone golf park.

Features & Utilities

- ✓ Lakeside Lodge
- ✓ Three Bedrooms
- ✓ Immaculately Presented
- ✓ No Onward Chain
- ✓ Golf & Leisure Memberships Included
- ✓ Two Parking Spaces

Property Overview

CASH BUYERS ONLY* *SECOND HOME ONLY Jackson Grundy are delighted to market this three bedroom lakeside lodge, in the prime spot on the popular Overstone golf park. The lodge is offered for sale with no onward chain and has been beautifully maintained by it's current owners. In brief the accommodation comprises of an open plan kitchen/lounge/dining room and a downstairs shower room. To the first floor is a master suite with a Juliet balcony overlooking the lakes, two further single bedrooms and a bathroom. The lodge boasts a beautiful decked area next to a stream that overlooks the lakes. Early viewing is advised to appreciate the tranquillity of the position of the lodge. EPC Rating: D. Council Tax Band: D.

ENTRANCE

Enter via obscure decorative glass panel door into:

KITCHEN/LOUNGE/DINING ROOM 6.02m x 4.65m (19'9" x 15'3") plus Kitchen Area 2.95m x 3.44m (9'8" x 11'3")

Double glazed window to front elevation. Double glazed sliding doors to rear decking. Contemporary kitchen fitted with a range of wall and base units with roll top work surface over. One and a half bowl sink and drainer unit with mixer tap over. Integrated induction hob with electric oven under and extractor hood over, dishwasher and washing machine. Space for fridge/freezer. uPVC tile effect to splashback areas. Storage cupboard. Two electric heaters. Door to:

SHOWER ROOM

Three piece suite comprising of WC and wash hand basin built into concealed cistern unit. Shower cubicle with stainless steel shower head. Electric chrome towel rail. Electric heater.

FIRST FLOOR

BEDROOM ONE 3.96m x 4.70m (13' x 15'5")

Double glazed sliding patio doors with Juliet balcony overlooking the lake. Additional double glazed windows to the gable end flooding the room with natural light. Built in wardrobe. Two spotlight fittings. Electric heater.

BEDROOM TWO 3.30m x 2.29m (10'10" x 7'6")

Double glazed window to front elevation. Built in storage cupboard. Electric radiator. Wall light.

BEDROOM THREE 3.30m x 2.29m (10'10" x 7'6")

Double glazed window to front elevation. Built in storage cupboard. Wall light. Electric radiator.

BATHROOM

Three piece suite comprising WC, wash hand basin built in vanity unit. Panel bath with stainless steel mixer tap and shower attachment. Half tiled to all walls. Electric heater. Sky light window.

OUTSIDE

FRONT

Two allocated parking spaces. An attractive frontage laid with grey slate and shrubs. Entrance to lodge via ramped decking area.

REAR

A large decked patio seating area is accessed straight from the living room, with beautiful views over the lake providing the perfect entertaining space. A courtesy gate and steps leads down to a turfed area with access to the lake for paddle boarding.

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge and Ground Rent: £4815 PA

Length of Lease: 965 years remaining on lease.

This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – £2,407.50 per annum

Service Charge – £2,407.50 per annum

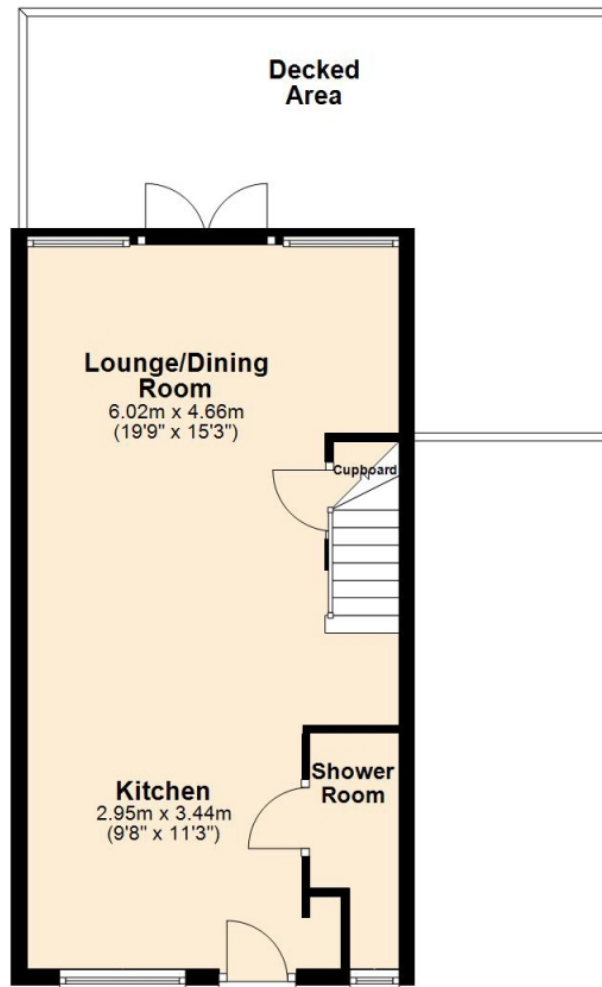
Council Tax – Band D
EPC Rating – D
Electricity Supply – Mains
Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Electric Heating
Parking – Communal
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

AGENTS NOTES

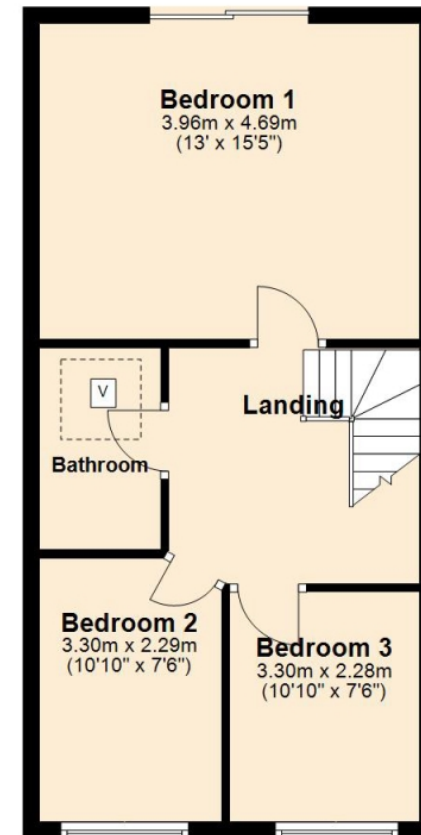
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

Floorplan

Ground Floor



First Floor



Total area: approx. 91.0 sq. metres (979.6 sq. feet)



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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152