



Mill House Waters View, Yarwell, Stamford, PE8 6EU

 **NEWTON FALLOWELL**

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Key Features

- Stunning Omar Lodge (Based on a Wessex Contemporary)
- Two well balanced double bedrooms
- Stunning river views
- Ample driveway parking for two vehicles
- Spacious composite decking
- Open plan living space
- Modern kitchen with an array of units
- Two well-appointed bathrooms
- EPC Rating Exempt
- Leasehold

£239,950





*****Stunning Two Bedroom Lodge Available NOW!*****

A must-see property situated in the highly sought-after Yarwell Mill development. This exceptional over 55's two-bedroom lodge is ideally located to provide a serene and calming retreat. Upon entering, you'll be enchanted by the grandeur of the vaulted ceilings that impart a sense of spaciousness and light throughout.

The open plan living area is truly striking, filled with an abundance of natural light that flows in through the two exquisite French doors. Upon entry, your attention is immediately drawn to the stunning fireplace centrepiece, offering warmth and a hint of sophistication. The living space features a remarkable wooden beam, lending a charming rustic touch to the already inviting atmosphere. The contemporary kitchen boasts an elegant collection of cabinetry that seamlessly blends style and practicality. Fitted with high-end integrated appliances, such as an oven, induction hob, microwave, dishwasher, and fridge freezer, this kitchen is for the cooking enthusiasts. Next to the kitchen, a separate utility room provides extra storage and houses an integrated washing machine for maximum convenience.

Beyond the living area, you'll find a multifunctional study, perfect for hobbies or as a handy storage room to keep everything tidy. The lodge includes two balanced bedrooms, both designed to fit double beds and offer generous space. The principal bedroom features the luxury of a private three-piece en suite bathroom and full-height sliding door wardrobes, while a separate three-piece bathroom services the second bedroom or visiting guests.

Stepping outside, the front of the property greets you with a block-paved driveway, offering parking for two vehicles. The meticulously maintained garden introduces a touch of nature, enhancing the overall charm of this outstanding lodge. Composite decking provides a lovely area to relax and enjoy the magnificent views over the river and the scenic surroundings. It's the ideal spot for enjoying a morning coffee or savoring the peacefulness of the evening.





With its lofty ceilings, open concept design, modern conveniences, and stunning vistas, this over 55's lodge is a true one of a kind. It embodies a perfect combination of luxurious comfort and a vibrant community atmosphere within the prestigious Yarwell Mill development.

Don't miss out on an opportunity to make this lodge your new home, remove the headache of stamp duty and book in a viewing today!

Living room / Kitchen 5.74m x 6.3m (18'10" x 20'8")



Hallway 1.14m x 2.8m (3'8" x 9'2")

Study 1m x 1.87m (3'4" x 6'1")

Utility room 1.45m x 2.8m (4'10" x 9'2")

Shower room 1.87m x 2m (6'1" x 6'7")

Bedroom one 2.8m x 3.31m (9'2" x 10'11")

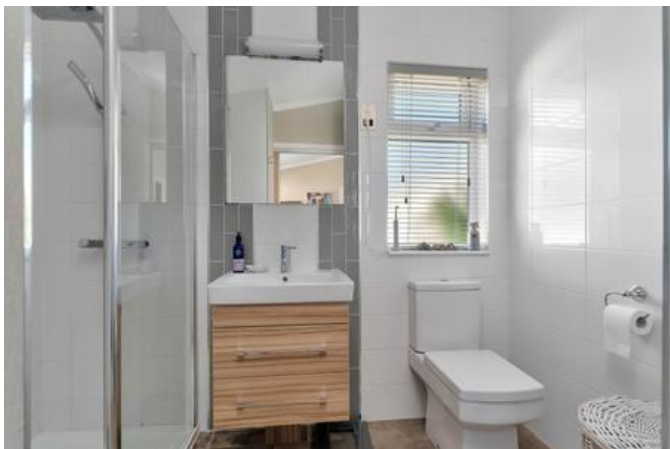


En-suite 2.03m x 2.8m (6'8" x 9'2")

Bedroom two 2.8m x 3.7m (9'2" x 12'1")

Agent note

The property is leasehold and there is a service charge of £324.03pm which includes plot fee, water, sewage and park ground maintenance. Annual Buildings Insurance is £340.44pa





GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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COUNCIL TAX INFORMATION:

Local Authority: North Northamptonshire Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.