



Waters View, Yarwell, Stamford,  
PE8 6EU



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## Offers in excess of £165,000 - Leasehold

This lovely Statley Albion Badminton lodge is tucked away in the charming park of Yarwell Mill, with gorgeous walks and striking field & water views. This over 55's home features a light and airy living room, modern kitchen, two double bedrooms, two bathrooms, dressing room, driveway for two vehicles and a large decking area.

On entering the lodge you are greeted by a spacious entrance hall with handy storage cupboard. A doorway from the entrance hall enters the large lounge diner which has ample living space, an abundance of natural light and a feature fireplace. Adjucent to the living room is the kitchen which has an array of modern units and integrated appliances. A separate rear hallway created access for both the well balanced double bedrooms and the three piece bathroom. Bedroom two has built in wardrobes and bedroom one has its own three piece en suite shower room and walk in dressing room.

Outside to the front is a driveway for two vehicles and inset footsteps leading to the spacious decking area where you can sit, relax and unwind from your day. A further set of inset footsteps are located to the side of the property and create a separate access into the lodge.

Discover the tranquil haven of Yarwell Mill Park Home Site, nestled in the serene countryside. This exclusive residential park offers stylish park homes amidst meticulously manicured gardens and the soothing sounds of the nearby river. Whether you seek relaxation or an active lifestyle, Yarwell Mill Park offers a blissful retreat surrounded by natural beauty and a welcoming atmosphere.





**Entrance hall**  
2.63m x 1.48m (8.6ft x 4.9ft)

**Lounge diner**  
6.55m x 4.35m (21.5ft x 14.3ft)

**Kitchen**  
4.06m x 2.88m (13.3ft x 9.4ft)

**Hallway**  
2.67m x 0.89m (8.8ft x 2.9ft)

**Bedroom one**  
3.8m x 2.87m (12.5ft x 9.4ft)

**Dressing room**  
1.84m x 1.27m (6ft x 4.2ft)

**Ensuite**  
1.84m x 1.54m (6ft x 5.1ft)

**Bedroom two**  
2.87m x 3.19m (9.4ft x 10.5ft)

**Bathroom**  
2.55m x 1.97m (8.4ft x 6.5ft)

### Agent Note

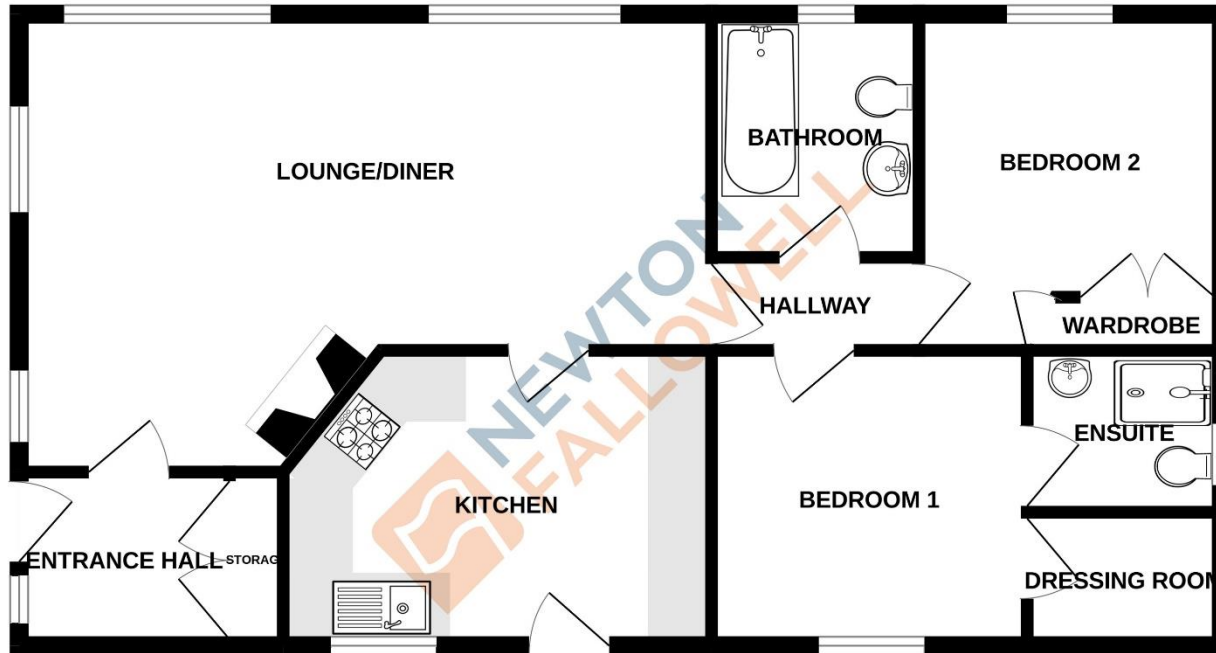
There is a service charge of £302.85pm which includes plot fee, water, sewage and ground maintenance.

Annual Buildings Insurance is £266.59pa



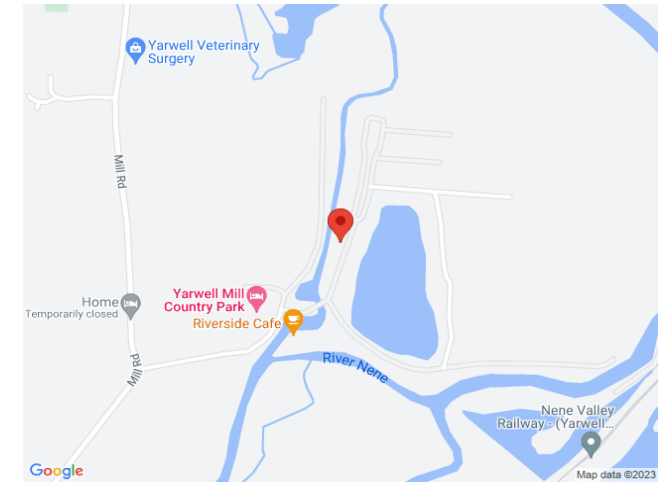
# Floorplan

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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: East Northamptonshire Council  
Council Tax Band: A

### Agent 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.



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**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.