



Mill Lane, Yarwell Mill, Yarwell, Northamptonshire

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Stunning 50FT Two/Three Bedroom Lodge
- Spacious Open Planing Kitchen Dining and Living
- Main Bedroom with Dressing Room and En-Suite
- Abundance with Natural Light
- Air Conditioning in the living room and in principal bedroom
- Tumble dryer & Washing machine included in utility room
- Council Tax Band - A
- Leasehold

£275,000





Newton Fallowell are delighted to present this spacious three-bedroom lodge, set within the highly sought-after Yarwell Mill over-55s complex.

Upon entering, you are welcomed by an entrance hall which provides access to the bedrooms and the impressive open-plan living space. The heart of the home is a stunning open-plan kitchen, dining, and living area, enhanced by double French doors and two sets of bi-fold doors that fills the room with natural light and open onto the outside space, perfect for entertaining. The kitchen is beautifully appointed and comes complete with a range of integrated appliances.

The lodge offers three well-proportioned bedrooms. The principal bedroom benefits from a walk-in dressing room and a stylish en-suite shower room. The third bedroom is currently used as a home office but would also serve well as a single bedroom or hobby room. A modern family bathroom and ample built-in storage complete the interior.

Externally, the property enjoys off-road parking for two vehicles to the front, while to the rear there is a delightful patio seating area overlooking the riverbanks, providing a tranquil setting to relax and unwind.





Open Plan Kitchen/Dining/Living 7.4m x 5.88m
(24'4" x 19'4")

Bedroom One 2.87m x 4.28m (9'5" x 14'0")

En-Suite 2.17m x 1.67m (7'1" x 5'6")

Bedroom Two 3.07m x 2.86m (10'1" x 9'5")

Bedroom Three / Home Study 1.85m x 2.56m
(6'1" x 8'5")

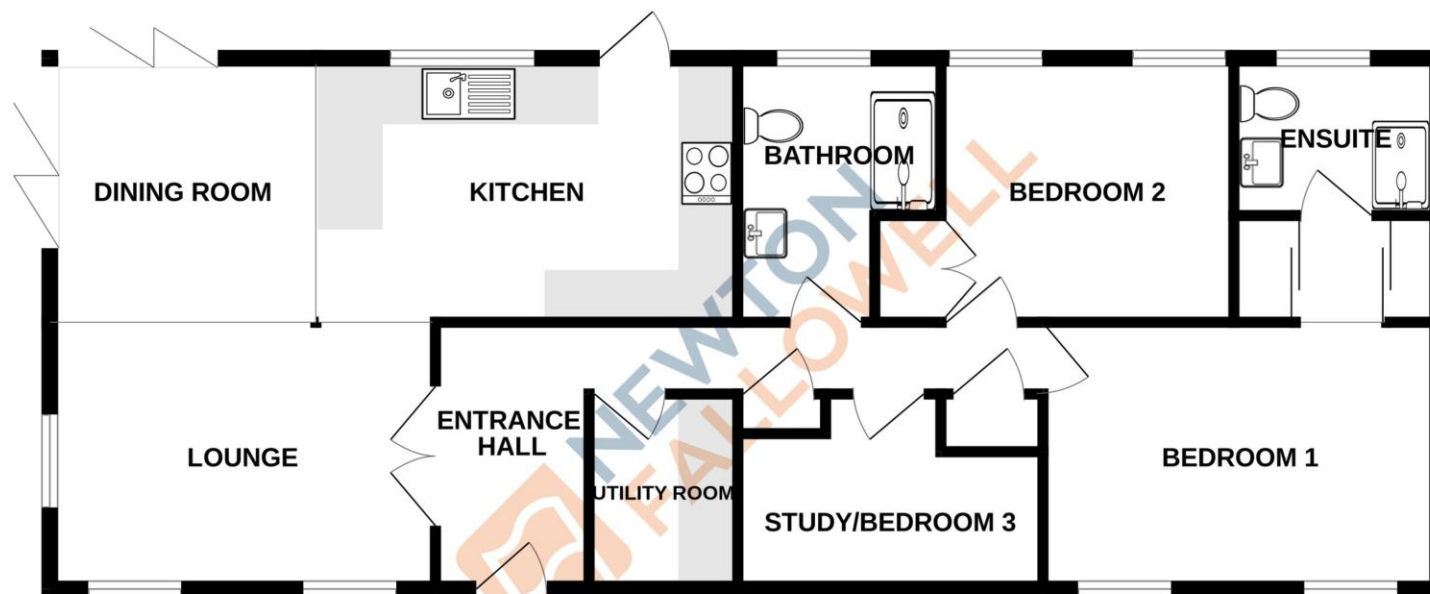
Bathroom 2.06m x 3m (6'10" x 9'10")

Utility Room 1.85m x 1.6m (6'1" x 5'2")





GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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.