



Waters View, Yarwell

 **NEWTON FALLOWELL**

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Key Features

- Immaculately Presented Two Bedroom 50ft Lodge
- No Onward Chain
- Sought After Over 55s Residential Park
- Stunning River Views to the Rear
- Off Road Parking for Two Vehicles
- Council Tax Band - A
- Leasehold

£240,000 OIEO





No Onward Chain Newton Fallowell are delighted to present this stunning 50ft two-bedroom lodge, perfectly positioned in a prime riverside location offering breathtaking views.

Upon entering, a welcoming entrance hall provides access to the main living areas and bedroom suites. To the right, you'll find a spacious living room featuring an elegant fireplace, creating a warm and inviting atmosphere. Towards the rear, there is a large, well-equipped open-plan kitchen and dining area, complete with a range of integrated appliances and French doors that open onto the outdoor decking—ideal for entertaining or enjoying the tranquil surroundings.

The lodge offers two generous double bedrooms, with the main bedroom boasting a walk-in wardrobe and a modern en-suite shower room. A stylish family bathroom completes the accommodation.

Externally, the property benefits from off-road parking for two vehicles and a recently installed electric vehicle charging point. The expansive decking area provides the perfect space to relax and take in the beautiful river views, with steps leading down to a grassed embankment.



Situated within the exclusive Yarwell Mill Country Park, this home offers a unique lifestyle opportunity. The park is renowned for its picturesque setting, well-maintained grounds, and friendly community atmosphere. With convenient access to local amenities, scenic walking trails, and recreational activities, this location combines rural charm with modern comfort—perfect for those seeking a peaceful yet connected way of life.



Entrance Hall 3.76m x 2.71m (12'4" x 8'11")

Lounge 5.83m x 3.86m (19'1" x 12'8")

Kitchen Diner 5.83m x 3.77m (19'1" x 12'5")

Bedroom One 3.36m x 2.93m (11'0" x 9'7")

En-Suite 2.71m x 1.7m (8'11" x 5'7")



Bedroom Two 3.28m x 2.85m (10'10" x 9'5")

Bathroom 2.63m x 1.78m (8'7" x 5'10")





GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.