

**7 The Roundel
Overstone Park
NORTHAMPTON
NN6 0FF**

£170,000



- **TWO BEDROOMS**
- **TWO BATHROOMS**
- **MEMBERSHIP OF GOLF COURSE**
- **EXCLUSIVE DEVELOPMENT**

- **RESIDENTIAL LODGE**
- **OFF ROAD PARKING**
- **MEMBERSHIP OF LEISURE CENTRE AND GYM**
- **ENERGY EFFICIENCY RATING :**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the picturesque surroundings of Overstone Park, Northampton, this charming mid-terrace lodge offers a delightful retreat perfect for a second home. The property features two well-proportioned bedrooms and two modern bathrooms, providing ample space for relaxation and comfort. The inviting reception room serves as a welcoming area for both family gatherings and quiet evenings in.

This Scandinavian lodge-style home is designed to blend seamlessly with its beautiful setting, allowing you to enjoy the tranquillity of nature while being just a stone's throw away from the Overstone Park Golf and Leisure Club. Whether you are an avid golfer or simply appreciate the serene landscape, this location is sure to impress.

Additionally, the property includes parking for one vehicle, ensuring convenience for you and your guests. With its charming aesthetic and prime location, this home is an ideal choice for those seeking a peaceful getaway or a stylish second residence. Embrace the opportunity to own a slice of paradise in Overstone, where comfort meets natural beauty.

Ground Floor

Entrance Hallway

Enter via a double glazed obscure front door into the entrance hallway with stairs rising to the first floor and an electric radiator. Door to;

Downstairs Shower Room

Modern three piece suite comprising of a WC, wash basin and a walk-in shower cubicle with tiling to water sensitive areas and an electric radiator.

Living Room

18'10" x 15'3" (5.75 x 4.66)

Double glazed French doors and double glazed side panels leading to the rear patio and overlooking the woodland area with a built-in storage cupboard, electric radiator and a feature electric fire. Opening to

Kitchen

10'9" x 7'3" (3.29 x 2.22)

A range of floor and eyelevel kitchen units with matching worktops and complementary brick effect tiling. Plumbing for a washing machine and dishwasher with an inset single bowl sink with drainer and mixer taps. Double glazed stable type door leading to the front patio and with tiled flooring and a freestanding electric cooker.

First Floor

First Floor Landing

First floor landing with loft access and a built-in airing cupboard

Bedroom One

13'2" x 10'10" (4.03 x 3.32)

A range of wall to wall fitted wardrobes with two double glazed windows to the front aspect and an electric radiator.

Bedroom Two

15'3" x 9'4" (4.67 x 2.85)

Double glazed window to the rear aspect overlooking the woodlands and an electric radiator.

Bathroom

Three-piece modern suite comprising a WC, wash basin housed in a storage unit and a bath with electric shower over and shower screen. Tiling to water sensitive areas and a double glazed roof light.

Externally**Front Garden**

Mainly laid to lawn with a pathway leading to the allocated gravel parking area.

Rear Garden

Rear patio area with access to the wooded area.

Parking

There is one gravelled allocated parking space but ample parking for guests.

Local Information**Overstone Park**

Overstone Park Resort in Northamptonshire features an 18-hole, par-72 golf course designed by Donald Steel, set within 165 acres of Victorian parkland. The resort offers 115 Scandinavian-style lodges, all sold as second homes. Amenities include a health club with a gym, studios, a 17.5-meter indoor pool, steam room, jacuzzi, and sauna. Dining options comprise the Terrace Restaurant and Cedars Bar.

Agents Notes**Council Tax Information****Leasehold Information**

Service Charge - £2041.34

Review Date - 1/7/24 - 30/6/25

Ground Rent: £2774.06 pa

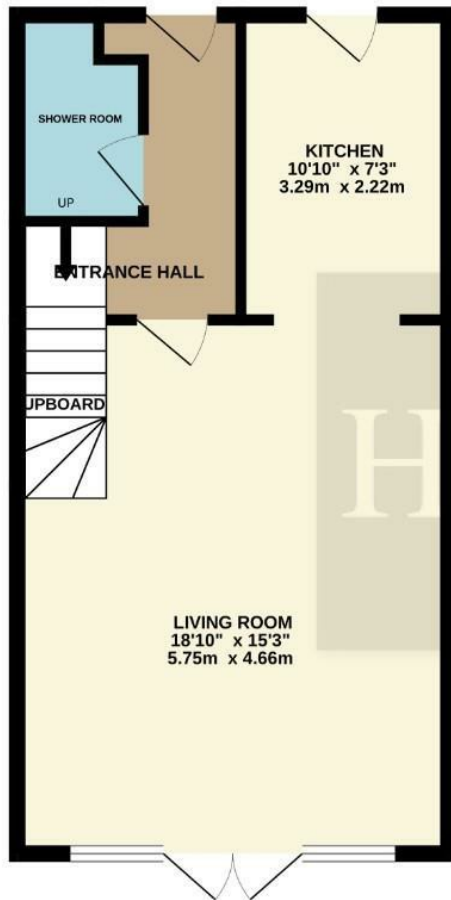
Length of Lease: 999 year lease from 1990

Service charge includes two golf memberships and two leisure club/gym memberships.

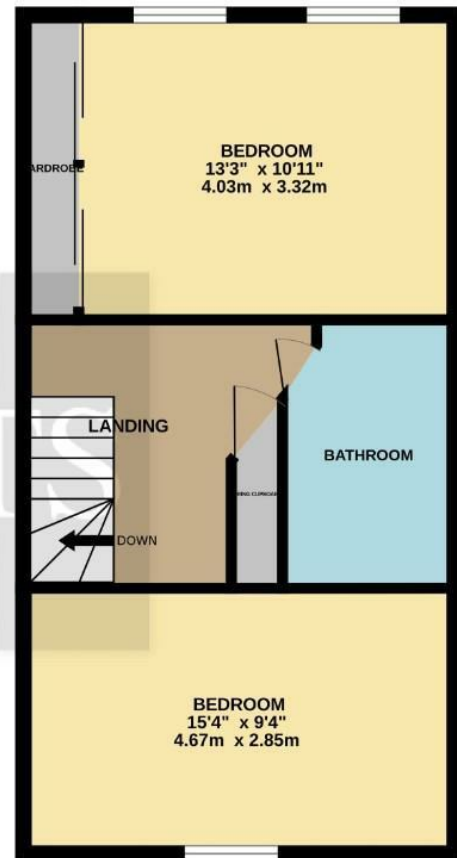
This information would need to be verified by your chosen legal representative.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

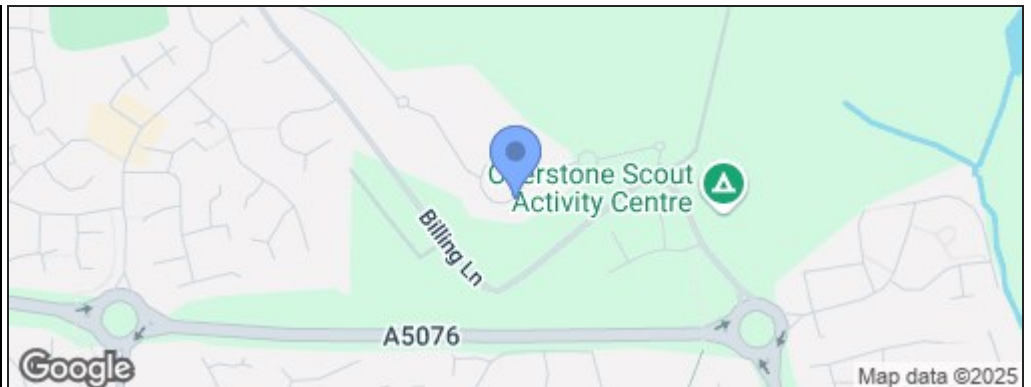


1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.