

Property Details

3 Rowan Close, Overstone Lakes Caravan Park, Ecton Lane, Sywell, Northampton, Northamptonshire, NN6 0BD

Guide Price **£160,000**



Property Photos

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Creation Date
20/10/2025

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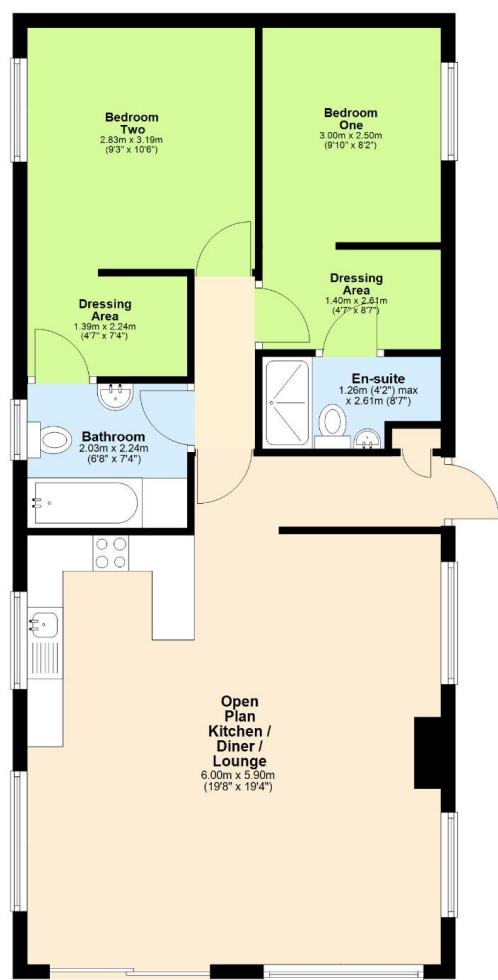


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Property Floor Plans

3 Rowan Close, Overstone Lakes Caravan Park, Ecton Lane, Sywell,
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Ground Floor



Property Info

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Property Type
Mobile / Park Homes
Property Style
Park Home
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Private Supply

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Guide Price
Price
£160,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

3 Rowan Close, Overstone Lakes Caravan Park, Ecton Lane, Sywell,
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Feature 1

Two Spacious Double Bedrooms

Feature 2

Large Open- Plan Living

Feature 3

Vaulted Ceilings Throughout

Feature 4

Fully-integrated Modern Kitchen

Feature 5

Corner-plot Position With Large Block-paved Driveway

Feature 6

Immaculate Show Home Condition

Feature 7

Less Than Two Years Old

Feature 8

Ensuite And Jack And Jill Bathroom

Feature 9

No Upper Chain / Fast Purchase

Feature 10

Peaceful Countryside Location

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Two Bedroom Twin Lodge For Sale in Overstone Lakes, Northamptonshire.

Two Bedroom Twin Lodge For Sale in Overstone Lakes, Northamptonshire.

If you're looking for a peaceful, countryside escape that feels more like a show-home than a lodge, this might just be the one for you.

This beautifully presented twin lodge would be ideal for anyone looking to downsize without compromising on comfort, style or space. Whether you're after a peaceful retreat for part-time living, a smart low-maintenance home base, or a lifestyle shift to the countryside, this one ticks the boxes. It's perfect for over-50s who want something modern and move-in ready, with all the benefits of a friendly community, on-site amenities, and countryside surroundings – without the hassle of a traditional property.

The twin lodge sits on a corner plot and is less than two years old and comes to the market in pristine condition, ready for its new owners to enjoy straight away. There's no upper chain here and with a fast move-in time available, you could be settling into your new home – or holiday home, sooner than you think. There's even the option for the right buyer to purchase the property fully furnished – details can be discussed with the owner directly during your viewing.

Now, let's talk about space – because this lodge really surprises you. It doesn't feel like a park home at all. In fact, it has the light, flow and finish of a stylish bungalow or apartment. Step inside and you're greeted by a spacious open-plan kitchen, dining and living room with vaulted ceilings and lovely natural light. The kitchen itself is fully integrated, including a fridge/freezer, and finished to a modern standard, with plenty of cupboard and worktop space for everyday use or entertaining.

The layout works brilliantly too, especially if you plan to host family and friends. There are

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two generous double bedrooms, both with their own private dressing areas. The main bedroom features a sleek ensuite shower room, while the second bedroom has its own Jack and Jill access to the main bathroom – ideal for visitors or guests. Its a practical yet luxurious setup that really sets this lodge apart.

The home sits on a corner plot and has been thoughtfully landscaped with low-maintenance in mind. Theres a large block-paved driveway – plenty of room for three cars – and a lovely pergola seating area just outside the front door, which will be staying with the sale. Its a great little spot to enjoy your morning coffee or a glass of wine in the evening.

Inside, the blinds have been cleverly chosen to provide privacy without blocking natural light – and yes, theyre included too.

Heating is supplied via an LPG combi boiler, fed from a shared tank (that is metered,) and your electricity is paid directly to the park. The only utility youll need to sort yourself is your internet connection – simple as that.

The lodge is held under the Mobile Homes Act 2013 (amended,) which means you own the home outright but pay a monthly ground rent (also known as pitch fee) to keep your home on the site. This is currently 5,371.20 per year and includes water rates. Theres no stamp duty to pay and no legal requirement for a solicitor, although you may use one. The contract/agreement will be created and dealt with by the park.

This Overstone Lakes site operates an 11-month season, with the park closing for just 28 days in February. Its for over 50s only – but dogs and cats are welcome, which is always lovely to hear.

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As for the location, its peaceful, scenic and incredibly well maintained. Youll find lake fishing, countryside walks, tennis courts, a bowling green, clubhouse with bar and caf, a convenience shop and even a heated outdoor pool, all within the park. Its a wonderful setting with a strong community feel.

And when you do need to head further afield, Northampton town centre is just a short drive away, offering shops, supermarkets, restaurants and healthcare services. Major road connections including the A43 and M1 are nearby, making travel to places like Milton Keynes, Birmingham and London a breeze.

So, if youve been dreaming of something low-maintenance, beautifully finished and tucked away in a tranquil countryside location with excellent on-site amenities this could be it.

Wed love to show you around.

TENURE: Regulated Residential Agreement

COUNCIL TAX: N/A

EPC: N/A

The approximate measurements for this property are as follows:

OPEN PLAN KITCHEN / DINER / LOUNGE

6.00m x 5.90m (19' 8" x 19' 4")

BEDROOM ONE

3.00m x 2.50m (9' 10" x 8' 2")

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DRESSING AREA

2.61m x 1.40m (8' 7" x 4' 7")

EN-SUITE

2.61m x 1.26m (8' 7" x 4' 2")

BEDROOM TWO

3.19m x 2.83m (10' 6" x 9' 3")

DRESSING AREA

2.24m x 1.39m (7' 4" x 4' 7")

BATHROOM

2.24m x 2.03m (7' 4" x 6' 8")

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