

for sale

£190,000



Crescent Lodge Overstone Northampton NN6 0SR

Offered to the market with NO UPWARD CHAIN, is this modernised and fully update three bedroom Scandinavian lodge, ideally located on Overstone Golf Resort. Benefiting from two golf passes for the 18 hole golf course and four leisure/and gym memberships, viewing is highly advised to fully appreciate.



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Entrance Hall

Door to the front elevation and further doors leading off to the down stairs shower room, and open plan living/dining room. Wall mounted heater and stairs rising to the first floor landing.

Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c and wash hand basin. Wall mounted heated towel rail, extractor fan and tiled to splash back areas.

Living/ Dining Room

UPVC double glazed French doors with UPVC double glazed windows either side, to the rear elevation and leading out to the

patio area. Space for lounge suite and dining table and chairs. Connecting door to the fully fitted kitchen.

Kitchen

Fitted kitchen with a range of wall and base level units Stainless steel sink and drainer with mixer spray tap over, set into work surfaces with complimentary tiling to splash back areas. Integrated appliances comprise electric oven and four ring electric hob with stainless steel cooker hood over. Plumbing for dishwasher and washing machine, and space for upright fridge/freezer. Recessed spot lights to ceiling and UPVC double glazed door to the front elevation.

First Floor Landing

Stairs rise from the entrance. Doors lead off to three good size



bedrooms and the family bathroom.

Bedroom One

Spacious double bedroom with UPVC double glazed window to the rear elevation and wall mounted electric heater.

Bedroom Two

UPVC double glazed window to the front elevation and wall mounted electric heater.

Bedroom Three

UPVC double glazed window to the front elevation and wall mounted electric heater.

Family Bathroom

Three piece white suite comprising panelled bath with shower low level flush w.c and wash hand basin. Wall mounted heated towel rail, extractor fan and tiled to splash back areas.

Outside

Parking

Gravelled drive providing an allocated parking space.

Rear Garden

Patio area providing a great entertaining area, accessed via French doors with views over large communal lawn.

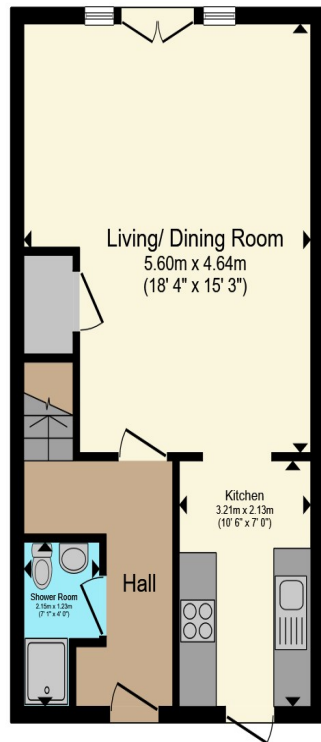
Facilities

Overstone Park Resort & Golf Club, is a Scandinavian-style village with tennis, gymnasium, hotel and conferencing facilities plus an 18 hole 72 par golf course. The park is well known for its extremely well kept golf course, which is a popular venue for competitions and individual. There is a Golf Shop, Restaurant, a Sports Bar, Gym, Indoor Swimming Pool and a Beauty Salon. A varied timetable of classes runs in the studio and gym where fitness instructors are on hand to advise. The croquet green, tennis courts and lake are also accessible to residents.

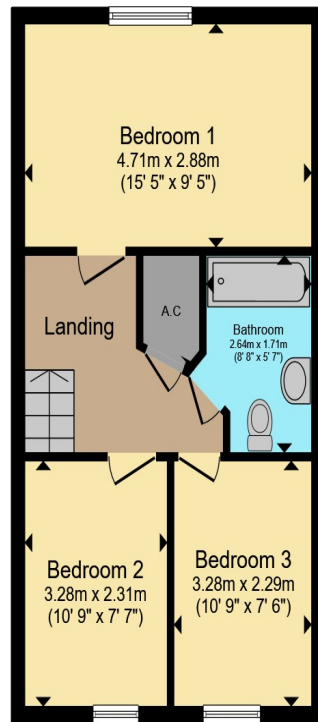
Council Tax Band

D





Ground Floor



First Floor

Total floor area 82.7 m² (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Property Ref: KTP408250 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2476.31

Ground Rent: 2897.78

view this property online [connells.co.uk/Property/KTP408250](https://www.connells.co.uk/Property/KTP408250)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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