

# Lodge 7A Spring Cottage Road

Overseal | DE12 6NE | Offers In The Region Of £195,000

ROYSTON & LUND

- Luxury Lodge with Hot Tub with Fantastic Access to The National Forest
- High Quality Fittings Throughout
- Open Plan Kitchen/Living Room
- Two Bedrooms
- Private Decking Area
- Gated Complex
- Woodland, Fishing Lake & Angling Nearby
- Private Driveway & Garage
- Pitch Fee Approx. £230 pcm
- Council Tax: A

















MOVE IN BY CHRISTMAS

*Offers in the Region of £195,000*

You must see this exceptional luxurious lodge, situated within the exclusive Ashby Woulds Retreat Lodges development in the heart of the National Forest. Surrounded by the picturesque Derbyshire and Leicestershire countryside, the development offers an idyllic lifestyle with scenic woodland walks, tranquil canal-side routes, nearby fishing lakes and acres of natural beauty right on the doorstep. Perfect as a peaceful retreat or holiday home, residents also benefit from a secure gated setting and access to an on-site spa offering a range of health and beauty treatments.

Stepping inside, you are welcomed into a bright and spacious open-plan kitchen, dining and living area, designed to create a wonderful social space for everyday living and entertaining. The modern fitted kitchen features a range of high-quality base and wall units, integrated appliances and a breakfast bar, while the generous living area enjoys an abundance of natural light from the floor-to-ceiling windows and French doors that open directly onto the elevated decking, seamlessly blending indoor and outdoor living.

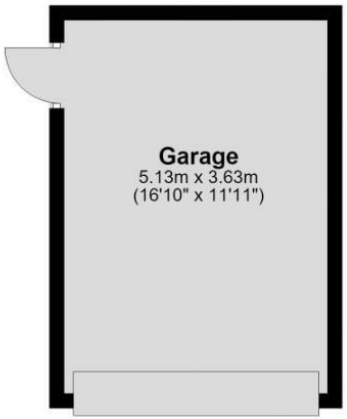
The lodge offers two well-proportioned double bedrooms. The principal bedroom benefits from its own walk-in wardrobe and stylish en-suite shower room, while the second bedroom is served by a contemporary family bathroom fitted with a three-piece suite comprising a bath with shower over, wash basin and WC. The property further benefits from double glazing and gas central heating, ensuring year-round comfort.

Externally, the lodge occupies a generous plot with a gravelled driveway providing ample parking and access to a detached garage. To the front is an impressive decked terrace, creating the perfect setting for outdoor seating, alfresco dining and taking in the surrounding woodland atmosphere. To the rear is a private garden with lawn space and a secluded hot tub, offering the ideal place to relax and unwind in complete privacy.

## Ground Floor

Approx. 87.6 sq. metres (943.3 sq. feet)



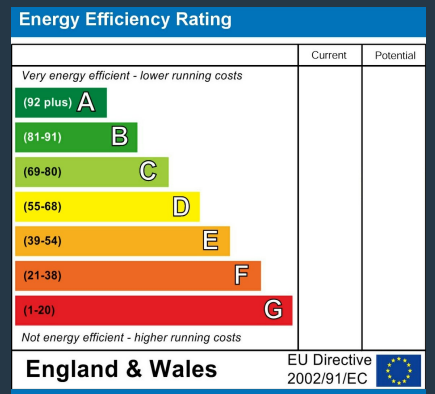

Total area: approx. 87.6 sq. metres (943.3 sq. feet)

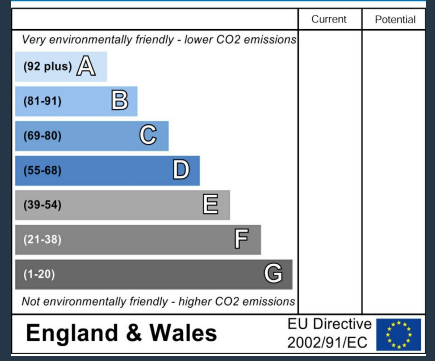
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

## EPC




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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND