









## welcome to

# **Lakeside, Overstone Northampton**

William H Brown are pleased to bring to market a fantastic three bedroom property, security on site. Located on the golf course, the property has picturesque views of the lake and would be great for those looking for leisure or it's access on site activities.

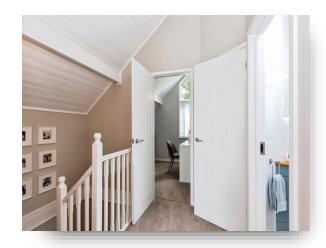












#### **Entrance Hall**

Entered via double glazed door to the front aspect, door to storage cupboard and doors leading to:

#### Cloakroom

Suite comprises walk in shower with electric shower over, vanity wash hand basin with mixer tap over, low level WC, fully tiled and heated towel rail.

#### **Lounge/ Dining Room**

20' 7" x 15' (6.27m x 4.57m)

Stairs rising to first floor landing, door to understairs cupboard, electric radiator and double glazed sliding doors to the rear aspect leading to patio and garden area.

#### Kitchen

8' 2" x 7' 8" ( 2.49m x 2.34m )

Fitted kitchen comprising wall and base units with wood style worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven and hob with cooker hood over, integrated fridge/freezer, plumbing for washing machine and double glazed window to the front aspect with views of the front garden and golf course.

#### **Master Bedroom**

13' 2" x 12' (4.01m x 3.66m)

The master bedroom has sliding doors which lead to a balcony which over looks the lake, with fitted wardrobes and dressing table. The room has wooden beams and grey carpets.

#### **Bedroom Two**

7' 6" x 8' 3" ( 2.29m x 2.51m ) Doubled bedroom with grey carpets and UPVC window

#### **Bedroom Three**

8' 3" x 7' 6" ( 2.51m x 2.29m ) Double bedroom with grey carpets and UPVC windows

#### **Bathroom**

Beautiful Velux window, bath tub with sink basin and toilet





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# **Lakeside, Overstone Northampton**

- Cash Buyers Only
- Twelve Months Residency
- View of Lake
- On Site Security
- Golf & Leisure Membership Included

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

# £275,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/KIN107249



Property Ref: KIN107249 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







william h brown

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