73 The Roundel
Overstone
NORTHAMPTON
NN6 0FF

Offers Over £195,000

- **BEAUTIFULLY APPOINTED**
- **WONDERFUL OPEN PLAN LIVING**
- **TWO LUXURIOUS ENSUITES**
- **NO CHAIN**
- **STUNNING LOCATION**
- **TWO DOUBLE BEDROOMS**
- **INCLUDES GOLF AND GYM MEMBERSHIP**
- **ENERGY EFFICIENCY RATING: TBC**

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This superbly refurbished lodge is located within the highly regarded Overstone Park Golf and Leisure Resort on the northern edge of Northampton. No expense has been spared in the thoughtful modernisation of this exceptional home, which is finished to an outstanding standard throughout.

The accommodation features a welcoming entrance hall, cloakroom/utility room, and a spacious open plan lounge/dining/kitchen area with glazed doors opening onto a private patio. The beautifully appointed kitchen includes Corian worktops, a Franke sink, integrated Neff appliances, a wine cooler, dishwasher, and a stylish central island that comfortably seats four. A striking staircase with a modern glass balustrade leads to the first floor landing, which enjoys natural light from a roof window, and provides access to two bright and airy double bedrooms each boasting bespoke fitted wardrobes and luxurious ensuite facilities. The front bedroom enjoys a contemporary ensuite shower room, while the rear bedroom offers breathtaking views across the golf course and a sumptuous ensuite bathroom with a shower over the bath.

The property also benefits from full UPVC double glazing, electric heating, and allocated parking, on site security.

Please note that this lodge must be used as a secondary home. Ownership includes two golf memberships and four leisure memberships, allowing residents to enjoy exclusive access to the resort's exceptional facilities, which include a multi-purpose gymnasium, swimming pool, jacuzzi, sauna, and steam room. The clubhouse and bars are set within 193 acres of historic parkland in one of Northamptonshire's most picturesque settings.

Ground Floor

Entrance Hall
A welcoming space featuring stylish wooden flooring that flows seamlessly through to the main living area. Includes an electric radiator and doors leading to the cloakroom/utility and open plan living space.

WC/Unility
Smartly designed to combine convenience and practicality. Includes a low level WC and wash hand basin set into a modern vanity unit with tiled splashbacks, tiled flooring, and plumbing for a washing machine.

Open Plan Lounge/Dining/Kitchen Room
29'9" x 15'5" (9.08m x 4.7m)
A striking, spacious open-plan living area perfect for modern living and entertaining.

Kitchen/Dining Area
Located to the front of the lodge, the kitchen is beautifully appointed with a comprehensive range of fitted wall and base units with under unit lighting. Corian worktops house a Franke sink with mixer tap. High end integrated Neff appliances include a microwave/oven combination, a second oven below, fridge/freezer, and wine cooler. A free standing dishwasher and a large central island with seating for four. Finished with wooden flooring and an electric radiator.

Lounge Area
Enjoying open views through French doors that lead directly onto the private patio, the lounge area features bespoke built-in storage units, wooden flooring, TV point. A modern staircase with glass balustrade provides a stylish focal point and access to the first floor with a spacious storage cupboard under.

First Floor

Landing
Accessed via the striking glass panelled staircase, the landing is bright and airy with a roof window. Provides access to both bedrooms, a useful airing cupboard, and loft hatch for additional storage.

Bedroom One
10'9" x 15'5" inc wardrobes (3.28m x 4.7m inc wardrobes)
A spacious double bedroom with two front facing windows. Features bespoke fitted wardrobes with a combination of hanging and drawer storage, electric radiator, and access to the ensuite.

Ensuite Shower Room
A sleek and contemporary ensuite with Velux roof window, low level WC, wash hand basin set into a vanity unit, and a double width shower with fully tiled walls and flooring. Includes a chrome heated towel rail.

Bedroom Two
9'5" x 13'4" inc wardrobes (2.88m x 4.07m inc wardrobes)
A double bedroom boasting stunning views over the golf course through a rear facing window. Includes bespoke fitted wardrobes with hanging and drawer space, electric radiator, and access to a luxury ensuite bathroom.

Ensuite Bathroom
Features a roof window and modern suite comprising a low level WC, vanity mounted wash hand basin, and bath with shower over. Fully tiled walls and floor add a premium finish, complemented by a chrome heated towel rail.

Externally

Front
Low maintenance frontage leading to the main entrance.

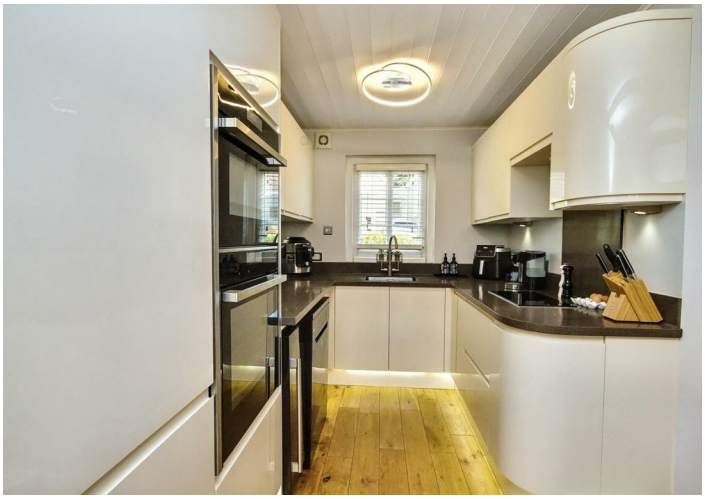
Rear
To the rear is a patio area which enjoys views over the golf course.

Parking
Allocated parking space directly opposite the lodge,

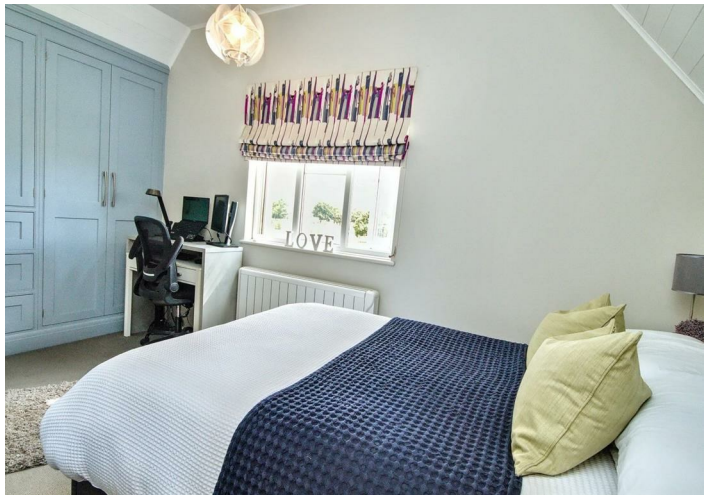
Agents Notes
West Northamptonshire Council
Council Tax: D

Lease Details; 999 years less 3 days from 1 January 1990

The ground rent for July 2025 to July 2026 is £2897.78
The service charge for the same period is £2476.31



LOVE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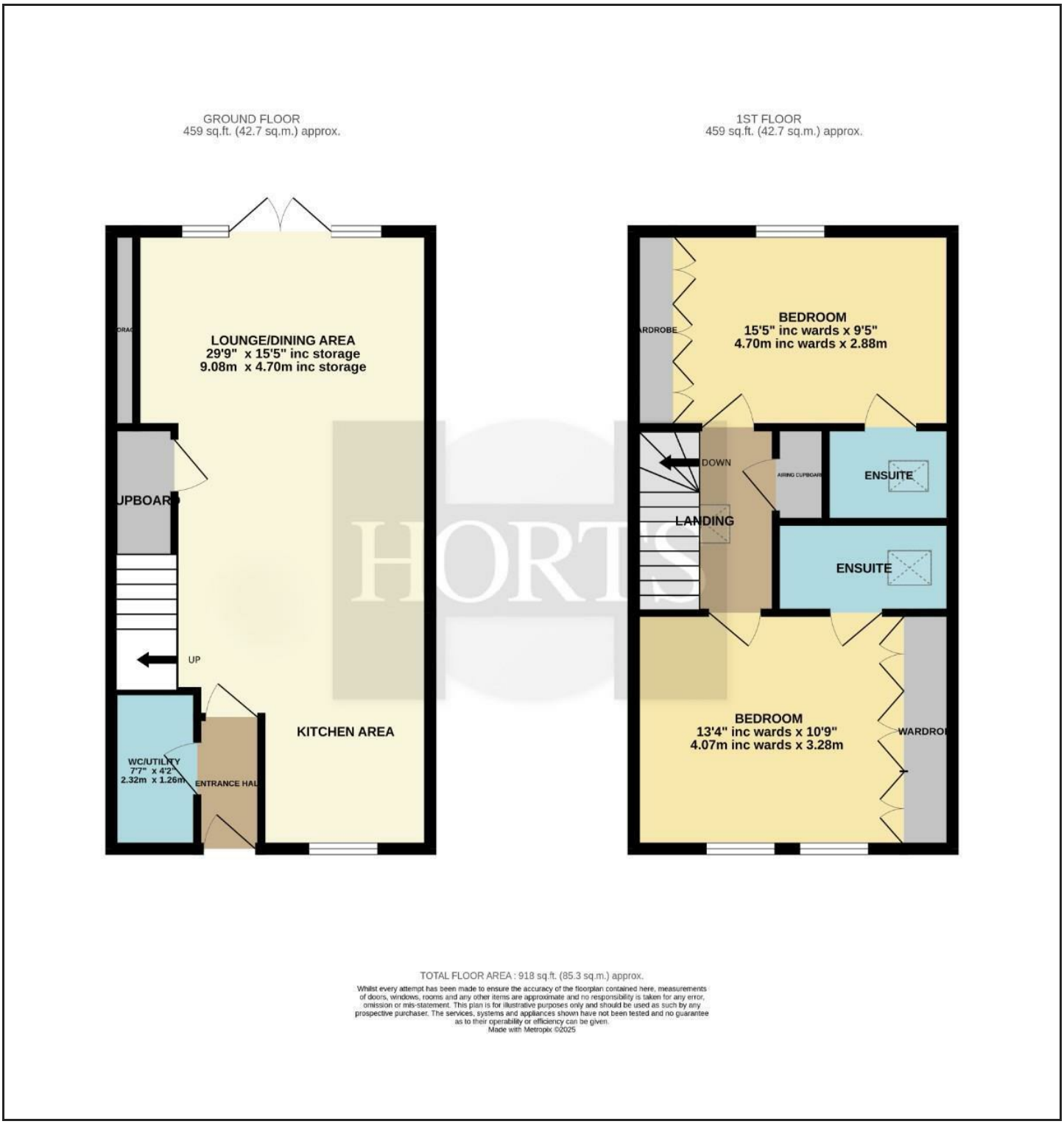

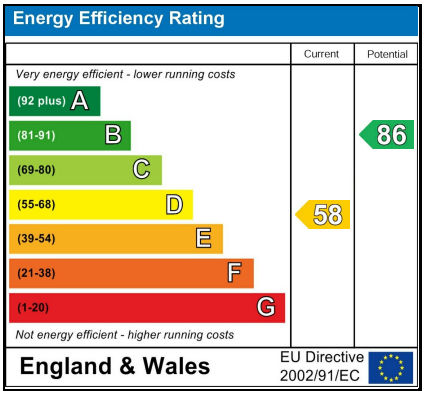

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