



2a, Ashby Woulds Lodges Spring Cottage Road

Overseal | DE12 6NE | Offers In The Region Of £220,000

**ROYSTON  
& LUND**

- Luxury 3 Bed Lodge with Hot Tub in The National Forest
- Part Exchange Available
- No Upward Chain
- Council Tax Band A
- Adults only, although children may visit
- High Quality Fittings Throughout
- Gated Complex
- Woodland, Fishing Lake & Angling Close By
- Fantastic Access to The National Forest
- Boutique Development





The Luxury three bedroom lodge with Hot Tub, on the popular Ashby Woulds Lodges Development set in the heart of the National Forest. Surrounded by the magnificent Derbyshire and Leicestershire countryside which has delightful walks and trails to discover, canal views and within minutes walk are acres of woodland, fishing lakes and angling close by. There is also an on site spa where health and beauty treatments are available.



The lodge is immaculately presented and finished to a high standard throughout featuring a high quality kitchen with built in appliances, double glazing, gas central heating and a full surround sound system. Any prospective purchaser must appreciate that they are buying into a unique lifestyle including the surrounding area which offers excellent privacy and security on this boutique development being accessed via electric gates , 7 days a week site officer. Adults only, although children may visit.

The site has a gated access and a gravelled driveway providing access to all lodges and parking facilities. There are some communal areas but we understand all the lodges will have their own garden.



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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