

3 Ashby Woulds Lodges, Spring Cottage Road

Overseal | DE12 6NE | Offers In The Region Of £205,000

ROYSTON & LUND

- Luxury Lodge With Hot Tub in The National Forest
- Part Exchange Available
- No Upward Chain
- Council Tax Band A
- Boutique Development
- High Quality Fittings Throughout
- Gated Complex
- Woodland, Fishing Lake & Angling Nearby
- Adults only, although children may visit
- Pitch Fee Approx. £210 pcm

















MOVE IN BY CHRISTMAS

Offers in the Region of £205,000

You must see this exceptional opportunity to own a luxurious two-bedroom lodge, complete with a private hot tub, at the exclusive Ashby Woulds Lodges Development. Located in the heart of the stunning National Forest, this development offers an idyllic escape surrounded by the picturesque Derbyshire and Leicestershire countryside. With scenic walks, beautiful trails, and serene canal views, this is the perfect setting for those who love nature and tranquility. Acres of woodland and nearby fishing lakes are just moments away, providing ample opportunities for relaxation and outdoor activities.

Inside, the lodge is beautifully designed and finished to an impeccable standard. The high-quality kitchen features modern built-in appliances, while double glazing and gas central heating ensure comfort throughout the year. A full surround sound system enhances the living experience, and the private hot tub offers a perfect retreat to unwind in style.

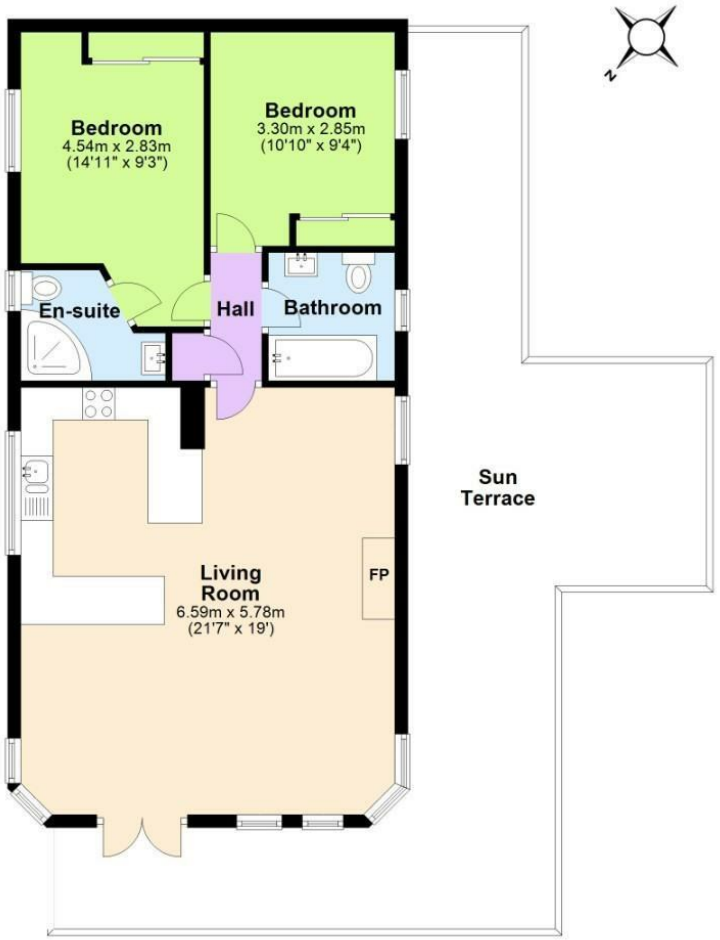
Set within a secure, gated community, the Ashby Woulds Lodges offer exceptional privacy and peace of mind. With a dedicated site officer available seven days a week, you can enjoy the best of countryside living while feeling safe and secure. This exclusive, adults-only development ensures a quiet, serene environment, though children are welcome to visit, making it a perfect getaway for family visits.

Each lodge benefits from its own private garden, with a gravelled driveway providing access and parking facilities. The on-site spa offers health and beauty treatments, making it easy to relax and indulge without leaving the comfort of your new home.

PITCH FEE £210 PCM

Ground Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)

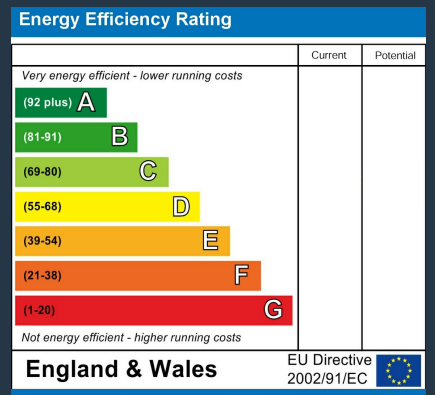
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

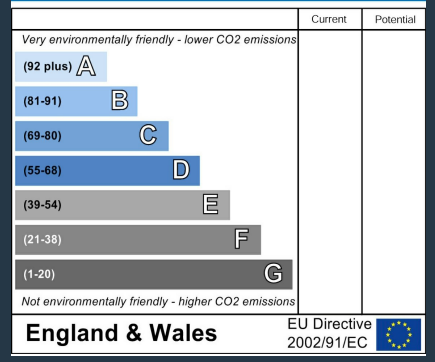
The Property Ombudsman

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