



The Spencer Lakeside Close  
Northampton



# The Spencer Lakeside Close Northampton NN5 7TZ

for sale  
**£475,000**



## Property Description

This unique lakeside location is home to an exclusive luxury development of only 14 homes. All homes are either 4 or 5 bedroom detached properties and are accessed along a private road with private gated access. These homes are all built to the highest possible standards. Every amenity you could possibly need is close by. These spectacular homes offer an unparalleled level of quality, security and specification, making it the ideal choice for a family home. Surrounded by trees and set right next to a scenic lake, you'd never believe you were living in the heart of Northampton.

## Environmental Impact

All homes at The Lakes have been thoughtfully designed, with caring for the environment at the forefront of our minds.

Eco-friendly features include:

- o Air Source Heat Pumps
- o Under floor heating
- o Smart heating controls
- o Electric vehicle charging points
- o Low energy LED lighting
- o Smart meters
- o Superior insulation

## The Location

Dallington Park is a short distance away with Dallington Gym next door to The Lakes. In addition to the town centre there is shopping at nearby Kingsthorpe and at Sixfields, which offers a cinema, restaurants and Northampton Town football stadium.

Franklin's Gardens, home of Northampton Saints is within walking distance of our development. Harlestone Firs is a short drive away for attractive walks.

For Schooling, there are several Primary and Secondary schools locally with good Ofsted reports providing a wide choice for parents and students.

The Lakes is two miles from Northampton town centre and within walking distance of the conservation village of Dallington. Nearby Northampton station provides direct trains into London Euston, journey time one hour. Junction 15A of the M1 is just three miles from The Lakes.

## Kitchen & Utility

Your kitchen has been carefully selected to convey, elegance and style to include:

- Contemporary, German handle-less kitchen supplied by A.J Bell of Northampton
- Quartz work tops and up stands
- Neff integrated appliances including:
  - Induction hob
  - Hide & Slide oven
  - Vario-hinge dishwasher
  - Integrated fridge/freezer
  - Ceiling mounted extractor
  - Blanco under-mounted sink with mixer tap

## Bathrooms & En-Suites

- o Fully fitted bathroom and en-suites to include:
  - o Villeroy & Boch sanitary ware

- o Villeroy & Boch furniture
- o Hansgrohe concealed shower valves
- o Hansgrohe chrome taps and fittings
- o Wall mounted heated chrome towel rail
- o Full height Porcelanosa porcelain tiling

## Flooring

Flooring is included throughout:

- o Choice of carpets to bedrooms (Apollo plus)
- o Choice of Karndean to living/dining and kitchen areas (Knight tile range)
- o Porcelanosa porcelain tiles to bathrooms

## General

- o Central heating and hot water provided by an air source heat pump with smart controls
- o Zoned under floor heating to the ground floors with radiators to 1st and 2nd floors
- o Video entry intercom with link to main development entrance
- o Chrome ironmongery
- o Media points to lounge, bedrooms and kitchen
- o Low energy lighting
- o Electric garage doors to five bedroom houses
- o Security alarm to house and garage
- o Turf to rear gardens
- o Generous patio areas to gardens
- o External lighting
- o External tap
- o Electric vehicle charging points to each property
- o Super fast FTTP broadband available with speed up to 500Mbps (subject to buyer's independent choice of provider and choice of

plan).

- o Electric entry gates to private road access with video control

- o Lighting, gates, lake and landscaping as part of an owner-controlled management company

## Agents Note

The images shown have been generated by a computer and are indicative of the site layout and interior of various homes. For plot specific information please contact Connells on 01604 706644.















**GROUND FLOOR**



**FIRST FLOOR**

To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/WFL406116](https://connells.co.uk/Property/WFL406116)**

Tenure: Freehold



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