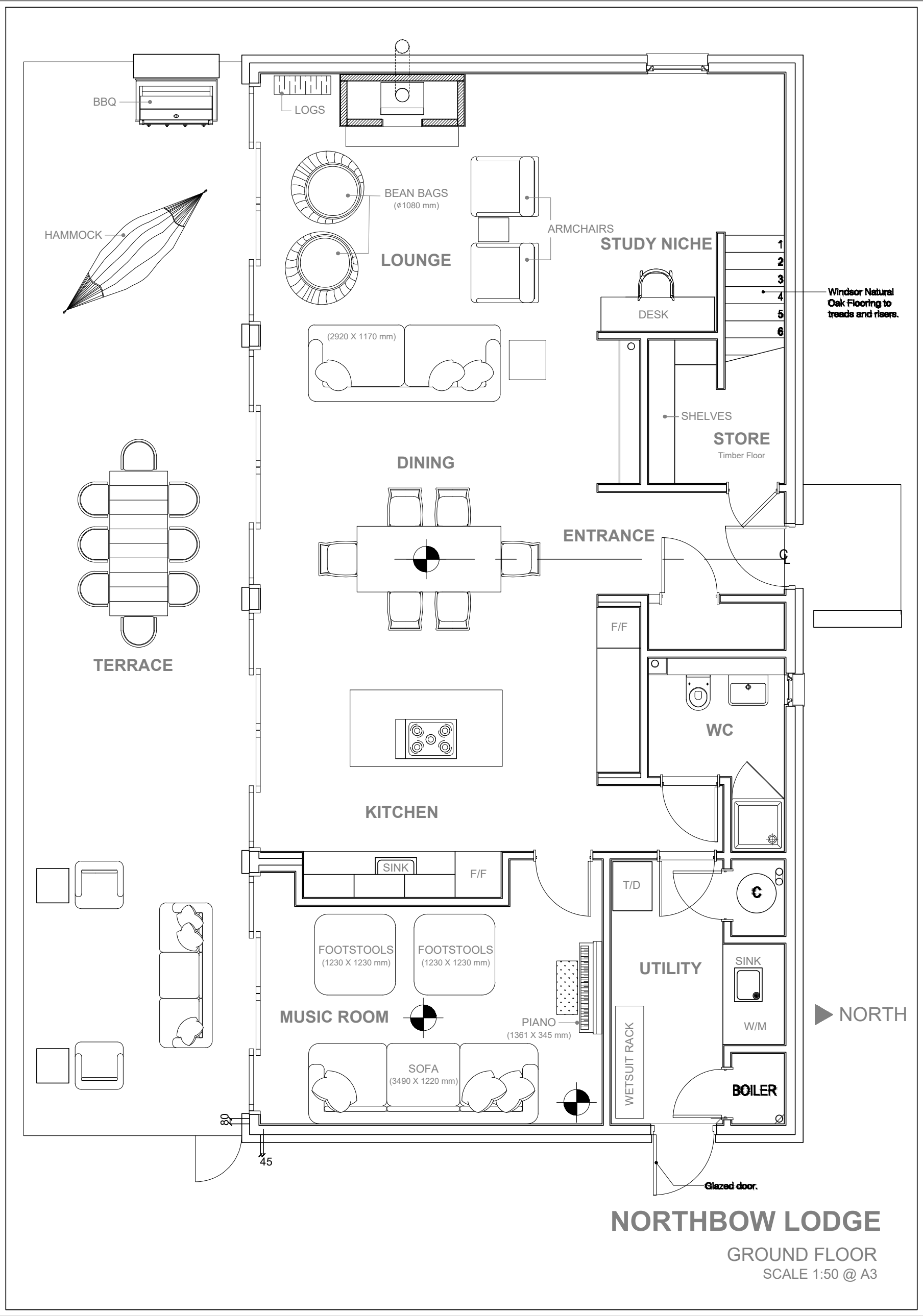


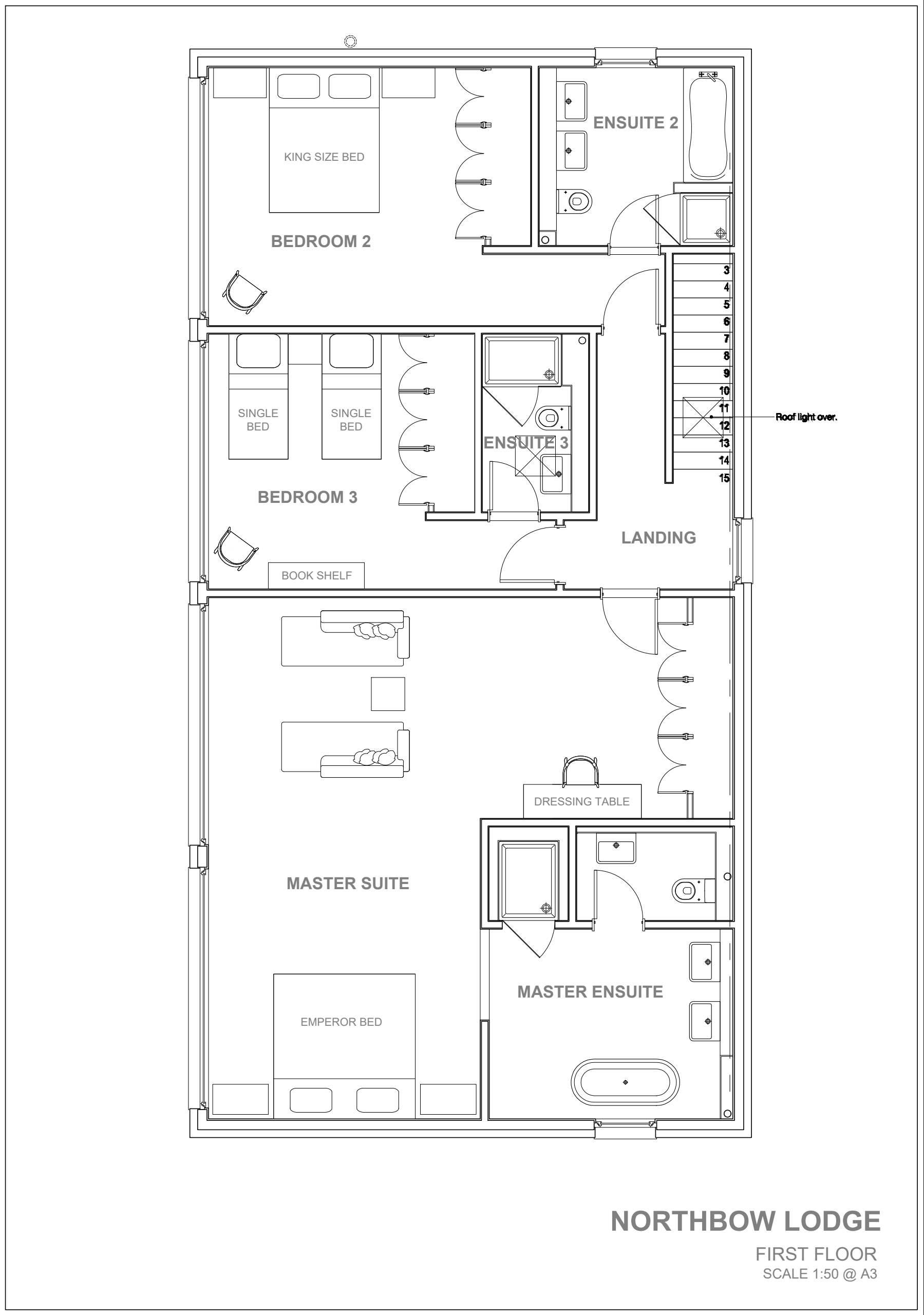
NORTHBOW LODGE

LAKES BY YOO, Lechlade, Gloucestershire GL7 3DT

A secluded and exceptionally spacious 3 bedroom (2800 Sq ft) south facing lake house with uninterrupted views over Bowmoor Lake. Set discretely behind established woodland all rooms share unspoilt views of the lake. The contemporary open living space with wood burner and well-equipped kitchen are separate to the Music Room with electric piano and wall mounted TV. The Utility Room with separate sink, washer and dryer leads through the side door to the watercraft area outside. The panoramic views from Northbow are arguably one of the best at The Lakes.



438C96



Northbow Lodge Features:

Sleeps 6 in 3 Bedrooms

Master Bedroom - An Emperor Bed, two chaise longue, dressing table, two wardrobes and ensuite bath and shower room with separate WC.

Guest Room 1 - Super King Bed, rocking chair, wardrobe and ensuite with double sinks, bath and separate shower.

Guest Room 2 - Two Single Beds with wardrobe and ensuite shower room.

Bathrooms - Four Bathrooms, 2 bathrooms with bath and shower, 2 shower rooms (one is on ground floor)

Amenities:

Modern Poggenpohl Kitchen with Gaggenau Oven, Steam Oven & Microwave, Gaggenau Gas and Electric Hobb, 2 x full height fridge/freezers

Nespresso Pod Coffee Machine and Milk Frother, Weber Gas BBQ

Utility Room with Miele Washing Machine and Dryer

Indoor Wood Burning Stove, WIFI, Sonos Speaker, Netflix, Apple TV, Disney

Music and TV ROOM WITH Electric Roland Piano, music stand, DVD / PS4 / DVDs

40 metre South Facing Deck with electrically operated awnings and new composite decking Summer 2022 Double Fatboy Hammock. Outdoor Dining for 8 and indoor seating for 6

Double Kayak, Single Kayak, Sit-On Kayak, 2 x I-Rocker Paddle Boards, Private Pontoon with direct access to lake for craft and swimming

Communal swimming pool, spa, tennis courts, football pitch, cricket net, canoeing/sailing, zip lining, Elsa’s cafe (in peak times only), security and concierge plus many more amenities available in the wider development.

Location



PLOT 3.23
NorthbowLodge
9 Bowmoor Reach

Sitting / Dining and Kitchen - South Facing



Sitting / Dining and Kitchen - South Facing



Sitting / Dining and Kitchen - South Facing - View through to Music /TV Roo with electric piano



Kitchen



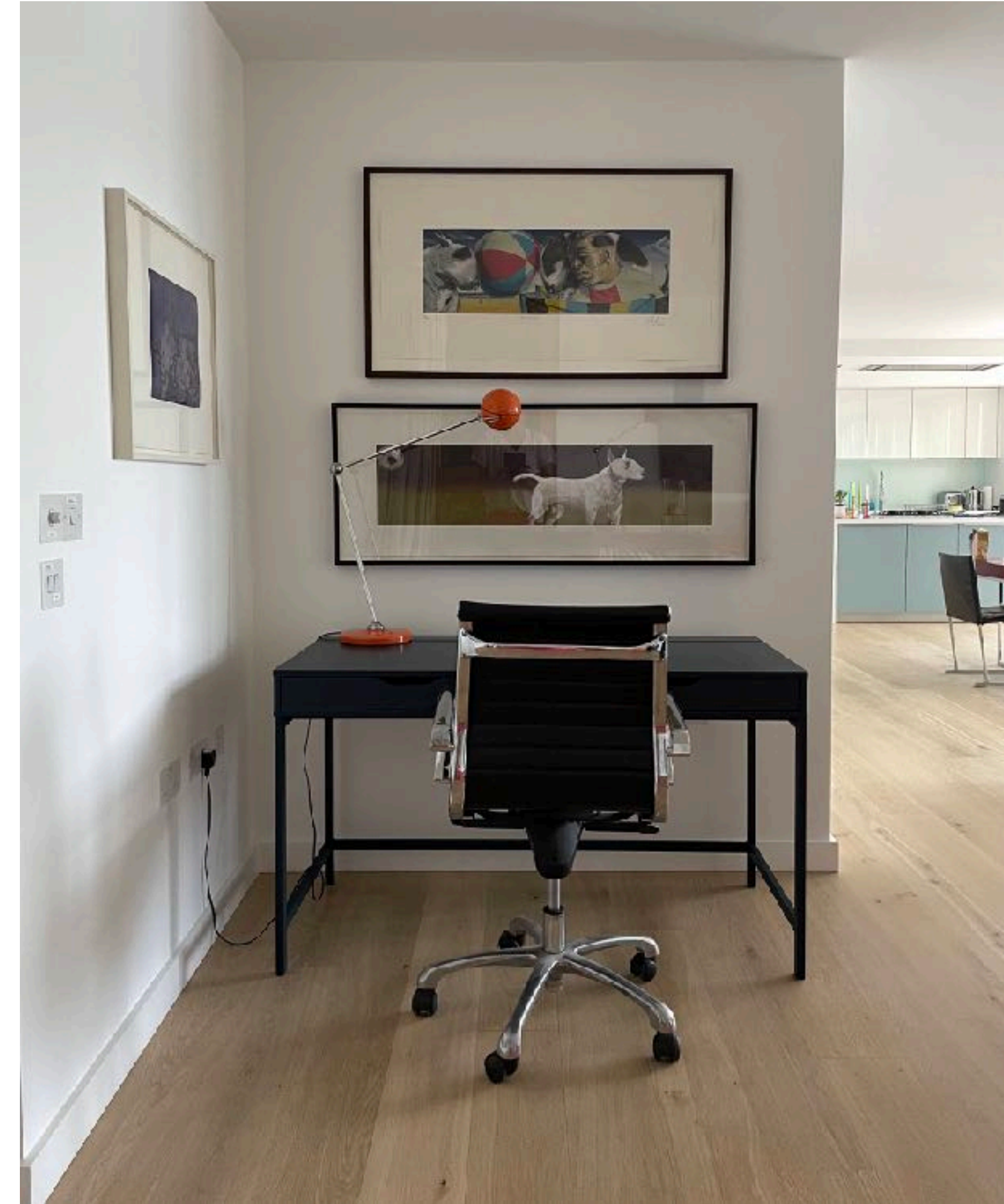
Sitting Room



Sitting Room



Study



Front Door



Music / TV Room



Master Bedroom - South Facing



Master Bedroom - South Facing



Master Bedroom - South Facing



Master Bedroom - South Facing



Master Bedroom & Ensuite



Master Bathroom - Ensuite



Guest Bedroom I



Guest Bedroom I



Guest Bedroom 2



Guest Bedroom 2



Guest Bed 2 Ensuite Shower



View From Front Door To Terrace



View To Terrace



Terrace



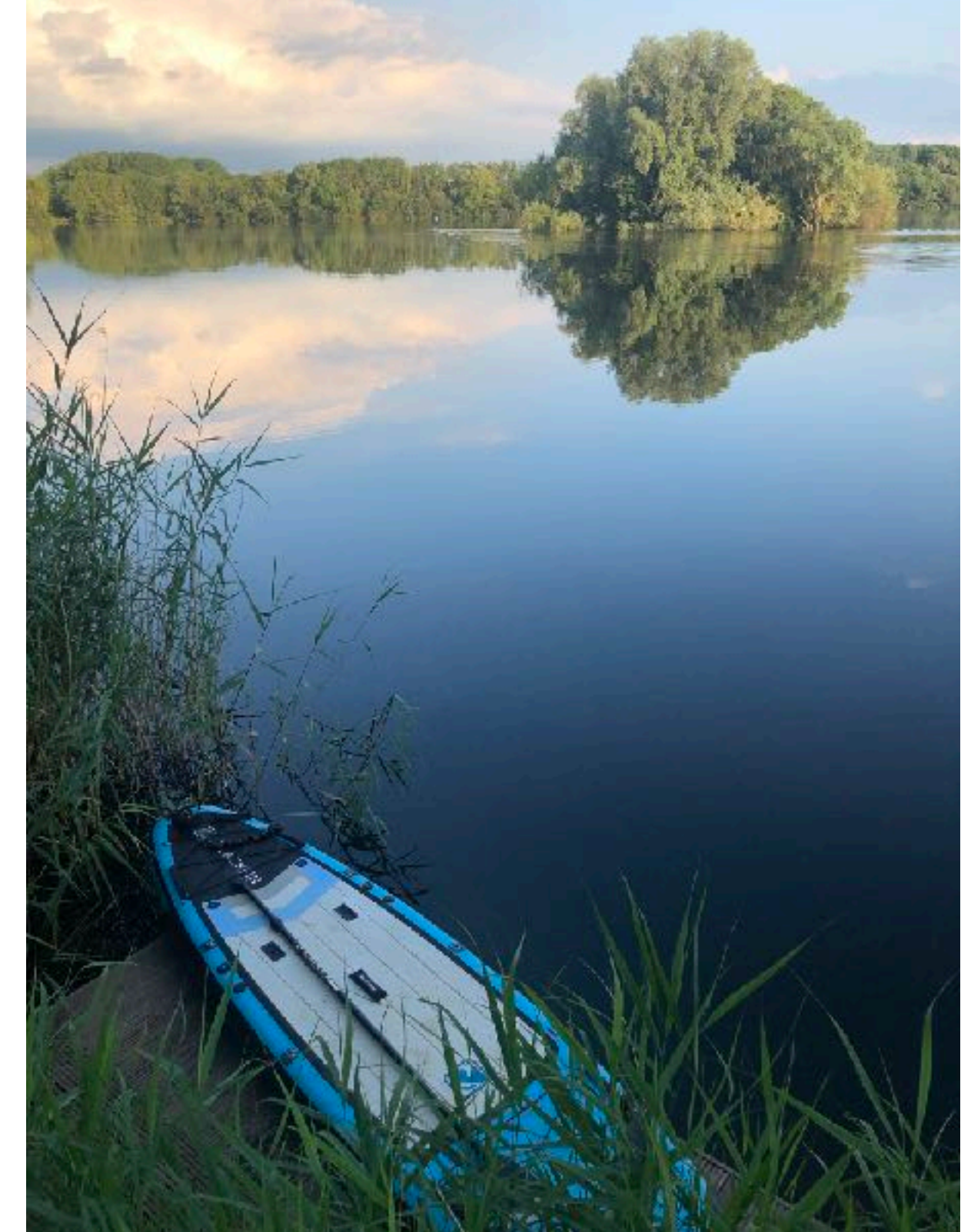
Terrace



Terrace - Outdoor Dining and Double Fat Boy Hammock



Toys and Pontoon





Views

