

# 30, SWEETINGS ROAD

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GODMANCHESTER • PE29 2JS









# 30, SWEETINGS ROAD

GODMANCHESTER •

- Extended Family Residence
- Two En Suites Plus Dressing Room To Guest Room
- Re-Fitted Kitchen/Family Room
- Large And Mature Gardens
- Four Double Bedrooms
- Three Reception Rooms And Conservatory
- Double Garaging And Driveway For Five Vehicles
- St Annes And Hinchbrook School Catchment Area

This substantial, re-configured and extended home offers wonderfully proportioned family accommodation within one of the areas most desirable estate locations. Formerly five bedrooms the house has been re-modelled and extended to provide four double rooms with two en suites and a generous dressing room/study to the guest suite. Downstairs there are four reception rooms, a re-fitted kitchen/family room and utility room.

The overall plot is an impressive size and understood to be one of the largest on the development. There is an extensive enclosed frontage with plenty of parking and double garaging. The gardens are private and mature.

The house offers impressive family sized space in this exclusive estate setting. It must be viewed to be fully appreciated.

**Peter  
Lane**  
PARTNERS  
—EST 1990—  
**Town & Country**

Guide Price £750,000

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## VAULTED ENTRANCE PORCH TO

Glazed door to

## RECEPTION HALL

13' 2" x 12' 10" (4.01m x 3.91m)

UPVC window to front aspect, double panel radiator, security system, stairs to first floor, extensive understairs storage cupboard, central heating thermostat, telephone point, coving to ceiling, glazed internal double doors to **Living Room**.

## CLOAKROOM

5' 11" x 3' 8" (1.80m x 1.12m)

UPVC window to front aspect, re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, work surface and extensive tiling with contour border tiles, coving to ceiling, ceramic tiled flooring.

## DINING ROOM

14' 9" x 12' 3" (4.50m x 3.73m)

UPVC bay window to front aspect and additional window to front, double panel radiator, coving to ceiling.







## KITCHEN/BREAKFAST ROOM

18' 10" x 15' 0" (5.74m x 4.57m)

A light open plan re-fitted space, fitted in a range of Shaker style Oak base and wall mounted cabinets with complementing Quartz work surfaces, inset sink unit with mono bloc mixer tap, central dividing peninsular unit with cabinets and under unit lighting, up-stands and sill, UPVC window to garden aspect, integral Neff hob with a Neff contemporary extractor fitted above, integral double electric ovens and microwave, fixed display shelving, drawer units and pan drawers, appliance space, recessed lighting, coving to ceiling, double panel radiator, vertical contemporary radiator, TV point, telephone point, Karndean flooring, access to **Conservatory**.

## UTILITY ROOM

9' 6" x 5' 5" (2.90m x 1.65m)

Panel door to garden aspect, single panel radiator, fitted in a range of Shaker style Oak cabinets with laminate work surfaces, single drainer stainless steel sink unit with mixer tap, two appliance spaces, integrated larder fridge, recessed lighting, coving to ceiling, Karndean flooring.

## CONSERVATORY

12' 2" x 9' 10" (3.71m x 3.00m)

Of brick based UPVC double glazed construction with French doors to garden terrace, vaulted roofline with double poly carbonate roofing, Karndean flooring.



## FAMILY ROOM/STUDY

16' 3" x 8' 8" (4.95m x 2.64m)

UPVC twin picture windows to front aspect, two double panel radiators, TV point, telephone point, coving to ceiling.

## LIVING ROOM

23' 2" x 15' 0" (7.06m x 4.57m)

A light extended double aspect room with UPVC windows to side and rear aspects, two double panel radiators, TV point, telephone point, wall light points, central fireplace with moulded timber surround and gas fire point.



Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft  
Double Garage = 34.8 sq m / 374 sq ft  
Total = 258.3 sq m / 2780 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1161964)  
Housepix Ltd

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## FIRST FLOOR GALLERIED LANDING

UPVC window to front aspect, access to insulated loft space, airing cupboard housing water system and shelving, single panel radiator, coving to ceiling.

## PRINCIPAL BEDROOM

14' 5" x 11' 10" (4.39m x 3.61m)

UPVC window to rear aspect, double panel radiator, extensive wardrobe range with two double units, dressing table, drawer units, fixed display shelving, radiator, coving to ceiling, TV point, telephone point.

## EN SUITE SHOWER ROOM

9' 11" x 6' 11" (3.02m x 2.11m)

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, oversized screened shower enclosure with independent shower unit fitted over, extensive tiling, natural stone contour border tiling, chrome heated towel rail, shaver point, ceramic tiled flooring.

## GUEST BEDROOM

13' 2" x 13' 1" (4.01m x 3.99m)

UPVC window to rear aspect, double panel radiator, coving to ceiling, wardrobe with hanging and shelving, inner access to

## GUEST EN SUITE SHOWER ROOM

7' 3" x 4' 11" (2.21m x 1.50m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, screened shower enclosure with independent shower unit fitted over, shaver point, UPVC window to rear aspect, ceramic tiled flooring.

## DRESSING ROOM/STUDY

13' 0" x 6' 6" (3.96m x 1.98m)

Vaulted roofline, double panel radiator, telephone point.

## BEDROOM 3

16' 5" x 10' 8" (5.00m x 3.25m)

Two UPVC windows to front aspect, single and double panel radiators, coving to ceiling, dimmer switch.

## BEDROOM 4

17' 5" x 10' 1" (5.31m x 3.07m)

Two UPVC windows to front aspect, two double panel radiators, coving to ceiling, dimmer switch.

## FAMILY BATHROOM

10' 7" x 7' 1" (3.23m x 2.16m)

Re-fitted in a four piece white suite comprising low level WC, vanity wash hand basin with mixer tap, contour border tiling, screened shower enclosure with independent shower unit fitted over, panel bath with hand mixer shower, chrome heated towel rail, UPVC window to side aspect, extractor, recessed lighting, ceramic tiled flooring.

## OUTSIDE

There is an extensive frontage lawned with a stocked selection of ornamental shrubs and trees, a covered Loggia. There is a **Detached Double Garage** with twin up and over doors, power, lighting and private door to the side. There is parking provision for four to six vehicles. The garden is enclosed by low post and rail fencing. The rear garden is primarily lawned with heavily stocked established borders, ornamental trees and shrubs, outside tap and lighting. There's an extensive paved seating area, tap and lighting. The gardens are enclosed and offer a good degree of privacy.

## TENURE

Freehold  
Council Tax Band - G







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