



1 Ouse Valley Way, Buckden, Huntingdon PE19 5QS

Guide Price £235,000

- Beautifully Positioned Lakeside Lodge
- Extended Accommodation
- Stunning Marina Development
- Two/Three Bedrooms
- Re-Fitted Family Bathroom
- Sold With New Lease
- Extended Sun Deck
- Wonderful Views Over Ski Lake
- Vacant Possession And No Chain



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

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Glazed Panel Door To

Kitchen/Dining Area/Living Room

32' 10" x 9' 6" (10.01m x 2.90m)  
A light triple aspect room with windows to front, side and French doors to lakeside terrace to the rear and further glazed door to the side, Economy 7 storage heater, panel work throughout, fitted in a bespoke range of base mounted cabinets with complementing butchers block beech wood work surfaces and inset sink unit, integral Neff electric oven and ceramic hob, drawer units, pan drawers, wine cooler, integral automatic dishwasher, fixed display shelving, under lit recess, TV point, telephone point, airing cupboard housing pressurised hot water cylinder, plumbing for automatic washing machine.

Bedroom 1

20' 0" x 9' 6" (6.10m x 2.90m)  
Offering extended accommodation comprising French doors accessing the lake side terrace and bi-fold picture windows, tongue and groove panel work, laminate flooring.

Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m)  
Wardrobe range with hanging and shelving, window to front aspect.

Bedroom 3/Study

6' 11" x 4' 11" (2.11m x 1.50m)  
Window to side aspect, fixed display shelving, panel work to ceiling.

Family Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)  
Window to side aspect, re-fitted in a three piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, panel bath with folding shower screen and independent shower unit fitted over, panel work to ceiling, ceramic tiled flooring, heated towel rail.

Outside

The Lodge is surrounded by an extensive timber decked terrace running to side and rear with stairs leading down to an additional sun deck and mooring on to the ski lake. There is parking sufficient for two vehicles to the side of the lodge.

Tenure

Leasehold  
New Lease Being Issued as part of sale - Terms Negotiable  
Management Costs = Approx £2600 PA for Maintenance and Ground Rent Charges  
Council Tax Band - B

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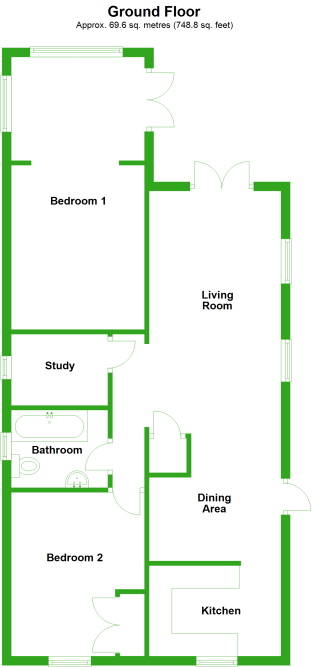
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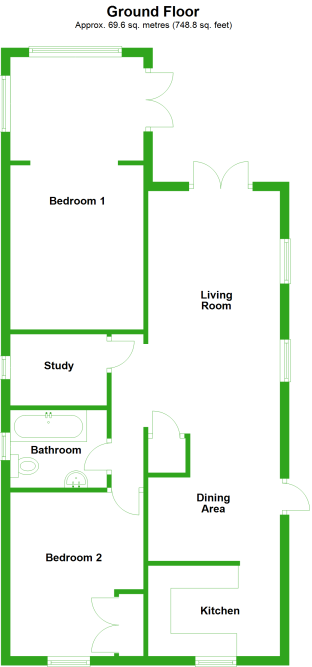
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