



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**5 Lakeside, Peterborough, Cambridgeshire PE4 6QZ**

**£450,000**







## ENTRANCE

12' 0" (max) (3.66m) 9' 8" (min) x 9' 3" (max) (2.95m x 2.82m) 6' 0" (min) (1.83m) (approx) Door to front, window to front, radiator and stairs to first floor.

## W/C

2' 4" x 4' 9" (0.71m x 1.45m) (approx) Low level W/C , wash hand basin, window to front and radiator.

## KITCHEN

13' 4" x 8' 7" (4.06m x 2.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, integrated double oven, space for free standing fridge / freezer, cupboard, radiator, hob and French doors to dining room.

## UTILITY

4' 9" x 5' 7" (1.45m x 1.70m) (approx) Door to side and window to front. Fitted with a range of base and eye level units with work surfaces over, space for washing machine, space for dryer and radiator.

## DINING ROOM

11' 8" (max) (3.56m) 9' 5" (min) x 10' 1" (2.87m x 3.07m) (approx) French doors to rear and radiator.

## LIVING ROOM

9' 6" (min) (2.90m) 11' 7" (max) x 18' 0" (3.53m x 5.49m) (approx) Window to front, Two radiators and two windows to rear. Door to:

## SUMMER ROOM

14' 7" x 11' 8" (4.45m x 3.56m) (approx) Sliding door to rear, window to side and rear.

## FIRST FLOOR

Window to front and airing cupboard.

## BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m) (approx) Window to rear and radiator.

## EN-SUITE

5' 6" x 5' 8" (1.68m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to side and heated towel rail.

## BEDROOM TWO

12' 1" (max) (3.68m) 10' 5" (min) x 11' 7" (3.17m x 3.53m) (approx) Window to rear and radiator.

## BEDROOM THREE

9' 1" x 7' 7" (2.77m x 2.31m) (approx) Window to rear and radiator.

## BEDROOM FOUR

7' 8" x 6' 5" (2.34m x 1.96m) (approx) Window to front and radiator.

## BATHROOM

5' 8" x 7' 2" (1.73m x 2.18m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin and bath with shower over. Window to front and heated towel rail.

## GARAGE

15' 1" x 17' 6" (4.60m x 5.33m) ( approx) Window to rear and side, door to side and electric door to front.

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

