



39 SWEETINGS ROAD

GODMANCHESTER • PE29 2JS



39 SWEETINGS ROAD

GODMANCHESTER • PE29 2JS

- Individual Extended Family Residence
- Five Bedrooms And Two En Suites
- Impressive Kitchen/Family Room
- Three Reception Rooms
- Landscaped Gardens
- Double Garaging
- Planning Granted For Extension
- Ever Desirable Devanna Park

This substantial and thoughtfully extended home offers fabulous family sized accommodation within this ever desirable location.

The property offers three reception rooms and an impressive kitchen/family room and utility room. On the first floor there are five bedrooms with two en suite facilities and a family bathroom.

Outside there are landscaped gardens with a substantial driveway giving parking provision for numerous vehicles leading to the double garage.

Planning permission has been granted for an additional extension 14/01153/FUL
Viewing is highly advised and by appointment only.

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

Guide Price £795,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





INTEGRAL STORM CANOPY OVER

Glazed panel door to

RECEPTION HALL

13' 11" x 11' 0" (4.24m x 3.35m)

Sub-divided with an internal arch, UPVC window to front aspect, single panel radiator, stairs to first floor, central heating thermostat, under stairs storage cupboard, laminate floor covering.

CLOAKROOM

5' 10" x 3' 7" (1.78m x 1.09m)

Re-fitted in a two piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap, double panel radiator, extensive ceramic tiling, UPVC window to front aspect, LVT flooring, coving to ceiling.

DINING ROOM

13' 1" x 12' 3" (3.99m x 3.73m)

UPVC windows to two front aspects, single panel radiator, coving to ceiling, vinyl flooring.

STUDY

8' 10" x 8' 10" (2.69m x 2.69m)

UPVC window to front aspect, single panel radiator, Coving to ceiling.





LIVING ROOM

15' 1" x 14' 9" (4.60m x 4.50m)

A light double aspect room with window to side and sliding double glazed patio doors to garden terrace to the rear, TV point, telephone point, two double panel radiators, recessed lighting, central natural stone fireplace with granite hearth and inset wood burner, coving to ceiling

KITCHEN/FAMILY ROOM

25' 9" x 18' 11" (7.85m x 5.77m)

An impressively proportioned extended double aspect space re-fitted in a range of bespoke Shaker style base and wall cabinets in contrasting grey tones, it offers an integrated range of high end Siemens appliances incorporating triple ovens; two conventional Pyrolytic electric ovens and a combination microwave, space and plumbing for American style fridge freezer, integral wine cooler, integrated automatic dishwasher, single drainer one and a half bowl resin sink unit with mixer tap, granite work surfaces with up-stands and sill, under unit lighting, central island topped in granite with a further set of base units, drawer units and pan drawers, back lit glass fronted display cabinets, integrated induction hob with recessed extractor fitted above. The part vaulted roof-line incorporates twin Velux windows to rear elevation with custom fitted blinds, bi-fold doors access the terrace and UPVC windows overlook the rear gardens, there is recessed lighting and a Karndean flooring.



UTILITY ROOM

9' 2" x 5' 4" (2.79m x 1.63m)

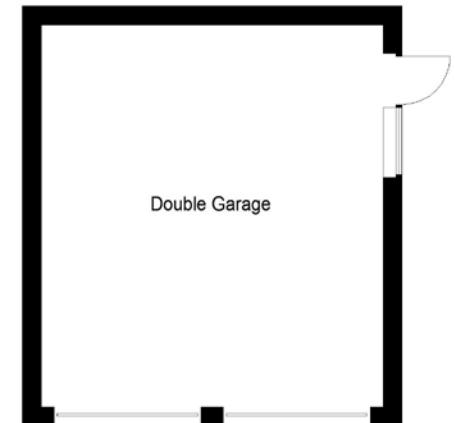
Re-fitted in a range of base and wall mounted units with work surfaces and up-stands, appliance spaces, single drainer stainless steel sink unit with mixer tap, concealed gas fired central heating boiler serving hot water system and radiators, glazed door to side aspect, Karndean flooring.

FIRST FLOOR GALLERIED LANDING

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



Approximate Gross Internal Area = 194.5 sq m / 2094 sq ft
 Double Garage = 32.7 sq m / 352 sq ft
 Total = 227.2 sq m / 2446 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

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. (ID978767)

Housepix Ltd

PRINCIPAL BEDROOM

14' 6" x 11' 11" (4.42m x 3.63m)

UPVC window to rear aspect, single panel radiator, TV point, telephone point, extensive wardrobe range with hanging and shelving, coving to ceiling

EN SUITE BATHROOM

9' 10" x 6' 9" (3.00m x 2.06m)

Re-fitted in a four piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and cabinet storage, panel bath with mixer tap, chrome heated towel rail, over sized screened shower enclosure with independent shower unit fitted over, recessed lighting, coving to ceiling, shaver point, glass contour border tiling, UPVC window to garden aspect, vinyl flooring.

GUEST BEDROOM

14' 1" x 10' 10" (4.29m x 3.30m)

UPVC window to rear aspect, wardrobe range, additional cupboard, radiator.

GUEST EN SUITE SHOWER ROOM

Re-fitted in a three piece white suite comprising low level WC, wash hand basin with tiling, oversized shower enclosure with independent shower unit fitted over, UPVC window to rear aspect, ceramic tiled flooring.

BEDROOM 3

10' 6" x 9' 2" (3.20m x 2.79m)

UPVC window to front aspect, single panel radiator, wardrobe with hanging and shelving, coving to ceiling.

BEDROOM 4

9' 10" x 8' 8" (3.00m x 2.64m)

UPVC window to front aspect, radiator, coving to ceiling double wardrobe range with hanging and shelving.

BEDROOM 5

9' 6" x 6' 11" (2.90m x 2.11m)

UPVC window to front aspect, radiator, coving to ceiling.

FAMILY BATHROOM

7' 7" x 6' 11" (2.31m x 2.11m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with C/W shower screen and independent shower unit over, radiator, extractor, coving to ceiling, shaver point, UPVC window to side aspect, vinyl floor covering.

OUTSIDE FRONT

There is an extensive frontage thoughtfully planned and landscaped by the current owner stocked with a large selection of ornamental trees, shrubs and rose beds. There are extensive areas of both tegular blocks and brick paving finished in resin and a substantial driveway giving parking provision for numerous vehicles, there is additional gravel standing positioned to the side of the **Double Garage** giving provision for two further vehicles.

OUTSIDE REAR

The rear garden measures approximately 105' 0" x 82' 0" (32.00m x 24.99m) and is beautifully arranged and landscaped, there is an extensive paved terrace enclosed by a low retaining wall, shaped lawns extend rear and side. There is a **Summer House** with power and lighting. The gardens have well stocked shrub and flower borders and outside tap and lighting. To the side of the property is a timber shed with power and lighting, log store and with additional gated access to the front, this area is enclosed by brick walling. The gardens are enclosed by panel fencing and offer a good degree of privacy.

DOUBLE GARAGE

19' 8" x 17' 5" (5.99m x 5.31m)

Twin up and over doors, power, lighting, eaves storage space. Planning permission has been granted to extend the accommodation to create an annexe space. Full details available at Huntingdon District Council website Ref 14/01153/FUL.

TENURE

Freehold

Council Tax Band - G





Peter Lane &
PARTNERS
 — EST 1990 —
Town & Country

**move
 withUS**
 Property, properly.

naea | **propertymark**
PROTECTED

Zoopla


 PrimeLocation.com

rightmove 

 The Property Ombudsman
 SALES

 **MAYFAIR**
 office.co.uk

Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

St Neots

32 Market Square

St. Neots

Tel : 01480 406400

Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.