

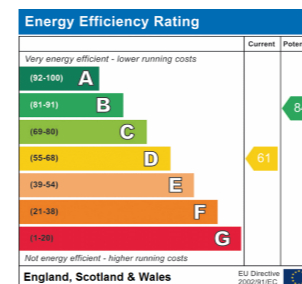


6 Watersmead, Mill Road, Buckden PE19 5QS

£285,000



- Stunning Waterside Lodge
- 31 ft Mooring
- Beautifully Presented Throughout
- Open Plan Living/Dining/Kitchen/Breakfast Room
- High End Kitchen With Appliances
- Six Piece Luxurious Bathroom Suite
- Oversized Terrace Overlooking Marina
- Westerly Facing Aspect
- Off Road Parking Provision
- No Onward Chain
- To Include All Fixtures, Fittings And Furniture
- Wood Burning Stove And New Central Heating Boiler



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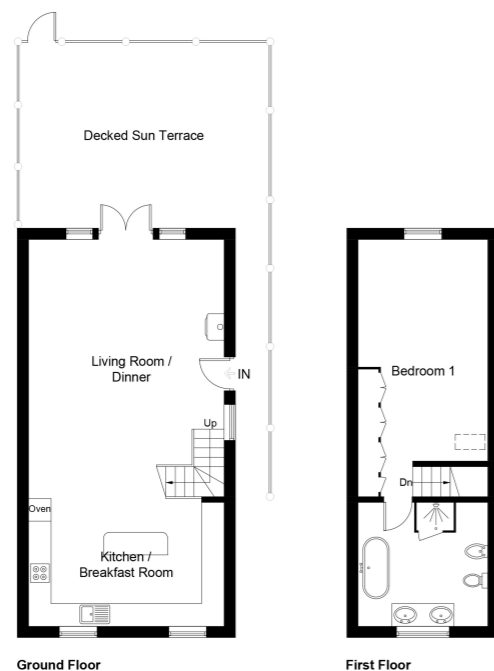
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID915071) Housepix Ltd



### Timber Double Glazed Door To

### Open Plan Living Room/Dining Room/Kitchen

33' 9" x 17' 1" (10.29m x 5.21m)

A triple aspect room with two double glazed windows to front aspect, double glazed window to side aspect, two double glazed windows to rear and double glazed French doors opening on to the decked terrace overlooking the marina offering beautiful views, tiled flooring throughout, under stairs storage cupboard.

### Living/Dining Room Area

Ceiling fan, two contemporary style radiators, wood burning stove, stairs to first floor, cupboard housing consumer unit.

### Kitchen Area

Re-fitted in a range of base, drawer and wall mounted units with complementing granite work surfaces and up-standers, Butler style sink with mixer tap, integrated electric hob with back plate and extractor hood over, electric oven and microwave, integrated dishwasher, plinth lighting, central island/breakfast bar with drawers and base unit, wine cooler and plinth lighting, free standing American style fridge freezer, concealed wall mounted gas central heating boiler, contemporary style radiator.

### First Floor Landing

Opening through to

### Bedroom

19' 3" x 11' 4" (5.87m x 3.45m)

Double glazed window to rear overlooking the marina, double glazed sky light window, radiator, recessed down lighters, access to loft space, timber flooring, a range of wardrobes providing hanging and shelving, eaves storage cupboard.

### Bathroom Suite

11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to front, two eaves storage spaces, fitted in a six piece suite comprising low level WC, bidet, twin counter top circular mounted wash hand basins with base cupboards and drawers, oval free standing bath, double shower cubicle with drench style shower head and hand held attachment, complementing tiling, heated towel rail, tiled flooring with electric under floor heating, extractor.

### Outside

The front garden has been landscaped with slate beds and a mature tree. There is a gravel drive way providing off road parking for one vehicle. Steps up lead to the main entrance door with outside lighting and electric meter. A side gate leads through to the rear decked terrace measuring 23' 8" x 15' 9" (7.21m x 4.80m) offering fantastic views of the marina, outside storage shed, power points, steps leading down to the 31' mooring.

### Tenure

Leasehold  
99 year lease with 69 years remaining  
Maintenance Fee - £2,589 per annum inclusive of VAT  
Ground Rent - £681.20 per annum  
Council Tax Band - E