



44 Lakeside, Peterborough PE4 6QZ

£450,000



PORCH

3' 9" x 10' 8" (1.14m x 3.25m) (approx) Door to side and door to garage.

ENTRANCE

12' 2" (max) (3.71m) 10' 0" (min) x 5' 9" (min) (3.05m x 1.75m) 8' 0" (max) (2.44m) (approx) Door to front, radiator and window to front.

LIVING ROOM

9' 3" (min) (2.82m) 11' 6" (max) x 17' 9" (3.51m x 5.41m) (approx) Two radiators, sliding door to garden room and UVPC window to front.

DINING ROOM

11' 6" (max) (3.51m) 9' 8" (min) x 9' 8" (2.95m x 2.95m) (approx) French doors to garden room and radiator.

GARDEN ROOM

10' 2" (max) x 18' 8" (max) (3.10m x 5.69m) (approx) French doors to sides and UVPC window to rear and sides.

KITCHEN

12' 9" x 8' 7" (3.89m x 2.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated double oven and hob, space for undercounter fridge, wall mounted boiler and radiator. UVPC window to rear.

UTILITY

5' 7" x 5' 0" (1.70m x 1.52m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for undercounter washing machine and radiator. Window to side.

W/C

2' 5" x 5' 0" (0.74m x 1.52m) (approx) Low level W/C, wash hand basin and radiator.

FIRST FLOOR

Airing cupboard and window to side.

BEDROOM ONE

11' 5" (into wardrobe) (3.48m) 9' 6" (to wardrobe) x 12' 3" (2.90m x 3.73m) (approx) Radiator, built in wardrobe and UVPC window to rear.

EN-SUITE

5' 9" x 6' 1" (1.75m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Radiator and window to side.

BEDROOM TWO

12' 1" (max) (3.68m) 10' 5" (min) x 9' 8" (to wardrobe) (3.17m x 2.95m) 11' 7" (Into wardrobe) (3.53m) (approx) Radiator, built in wardrobes and UVPC window to rear.

BEDROOM THREE

9' 2" x 7' 5" (2.79m x 2.26m) (approx) Radiator and UVPC window to rear.

BEDROOM FOUR

7' 0" x 7' 9" (2.13m x 2.36m) (approx) Radiator and UVPC window to front.

BATHROOM

7' 7" (max) (2.31m) 6' 9" (min) x 5' 8" (2.06m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Radiator and UVPC window to front.

GARAGE

17' 1" x 17' 2" (5.21m x 5.23m) (approx) Two electric doors to front, loft access and windows to rear and side.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

