

# Berrington View, Lakeside Edge, Peterborough



Four Bedrooms



Two Ensuites, Family Bathroom and  
WC



Set on a central plot on the desirable development of Lakeside Edge is this beautiful four-bedroom family home. Enjoy unobstructed views of Tear Drop Lake from multiple rooms of this exquisite property.

Situated very close to a wide range of local amenities, including, Serpentine Green shopping centre, restaurants, primary and secondary schools and great transport links, this home is perfectly located. The home is under a 10-year Premier Guarantee, with approximately 7 years remaining.

The property is a Charles Church 'The Elm' design and offers plenty of living space. Upon entering the property, you are welcomed by a bright hallway, leading to all rooms on the ground floor. The downstairs W/C is stylish and offers washbasin and toilet. The hallway is also home to a handy storage cupboard.

This property offers an open plan kitchen/family/dining room with access to a conservatory, which is a recent addition by the current owner. The current owner has made upgrades to the kitchen after purchasing including a Neff combined microwave/ oven and a 'Cooks Oven'. A water softener system has been installed as well as plumbing for an American-Style Fridge Freezer with Ice Dispenser. The kitchen leads to a great space for entertaining, which the current owner uses as a free standing home bar! The conservatory to the rear of the kitchen/family/dining room offers additional living space all year round and access to the garden. The flooring throughout the ground floor is luxury cushion vinyl.

The separate living room is on the first floor and is a great place to relax and unwind. The Juliet balcony brings the outdoors inside and allows you to continue to take in the breath-taking views of the lake. The first floor is also home to Bedroom Two, which is a comfortable double and has views of the lake. Bedroom Two has an en-suite with a double shower, washbasin, and toilet. The first floor has a further double bedroom (Bedroom Three) and the main bathroom. The main bathroom has been upgraded to an electric power shower over the bath and is with toilet and washbasin.

The Master Bedroom can be found on the second floor and benefits from its own private balcony. This balcony is one of the main features of the home as it overlooks the lake, providing stunning views, come day or night. There is access to a Jack and Jill en-suite from the Master, which can also be used by a further double bedroom (Bedroom Four). The Jack and Jill en-suite has a double shower with rain shower head, washbasin, and toilet.

Outside, the south-west facing rear garden has been carefully designed to offer multiple areas for entertaining. The garden has a large potting shed, raised bed with "space to grow your own", outdoor plug socket, space for a BBQ and composite decking. The carport offers parking for two vehicles and leads to a single garage with electric. This home is not overlooked and is beautifully presented throughout.



Measurements:

- Kitchen: 2.88m x 2.99m (9'6" x 9'10")
- Family/Dining Room: 5.24m x 5.95m (17'2" x 19'6")
- W/C: 1.99m x 0.82m (6'5" x 2'6")
- Living Room: 5.25m x 4.39m (17'2" x 14'5")
- Bedroom Two: 2.95m x 4.29m (9'8" x 14'1")
- Ensuite to Bedroom Two: 2.83m x 1.46m (9'2" x 4'7")
- Bedroom Three: 5.25m x 2.70m (17'2" x 8'10")
- Bathroom: 2.40m x 1.74m (7'8" x 5'7")
- Master Bedroom: 5.25m x 3.24m (17'2" x 10'8")
- En-suite: 2.52m x 1.46m (8'2" x 4'7")
- Bedroom Four: 5.25m x 2.70m (17'2" x 8'10")

- Specifications:
- Tenure: Freehold
  - EPC: B
  - Council Tax: E

To hear more about Berrington View  
Please call 01733 893 520



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.