

# Hamptons

INTERNATIONAL



**Lady Walsingham Way, Laconia, NH 03246**

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**£610,000**

**(\$814,900)**



## Property details



### Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Cooling: Central A/C**
- **Heating Type: Forced Air**
- **Special Program: Global Luxury**

### Attributes

-  **Near to beach**
-  **With land**

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## Description

QUICK & EASY ACCESS to LIVELY WATERFRONT, SANDY BEACH & BOAT DOCKS! This BRAND-NEW MODERN FARMHOUSE is scenically tucked away at the base of the majestic BELKNAP MOUNTAINS, gracefully cradled in CONSERVATION LAND! Enjoy shared DEEDED OWNERSHIP of 62+ ACRES of pristine NH FOREST and PRIVATE WOODLAND FOOTPATHS in this exclusive NEW BOUTIQUE COMMUNITY - just minutes from the LAKE and MOUNTAIN SLOPES! Offering 2,430 sq. ft. of thoughtfully designed living, this 3-bedroom, 2.5-bath home sits on a PREMIUM LOT backing to conservation land for privacy and natural beauty. Inside, a light-filled open-concept layout features red oak hardwood flooring, a private home office, and a stunning living room with a floor-to-ceiling shiplap electric fireplace, and LUX 1st-FLOOR PRIMARY SUITE adds convenience. The showpiece designer kitchen boasts quartzite "Canyon Dawn" countertops, shaker cabinetry, stainless LG appliances, a custom wood hood, and a large island with built-in microwave drawer - ideal for entertaining! Upstairs you'll find two spacious bedrooms, upgraded finishes, and a versatile loft. Outdoor living shines with a maintenance-free composite front porch and rear deck. Additional highlights include a walkout basement with towering 9' ceilings, custom black windows, high-efficiency 2-zone HVAC with central air, tankless hot water, and spray foam insulation! Over \$80,000 in thoughtful upgrades are already included! This move-in-ready home is nestled in a desirable new community offering walking trails, pickleball, and tennis courts - all just minutes from lakes, marinas, shopping, dining, and year-round Lakes Region recreation! A rare opportunity for upgraded new construction in one of the area's most sought-after locations.

Bedroom 17.5ft x 21.42ft  
Bedroom 17.08ft x 10.67ft  
Dining Room 11.75ft x 13.42ft  
Family Room 29.67ft x 14.0ft  
Kitchen 16.42ft x 12.08ft  
Living Room 13.08ft x 15.17ft  
Master Bedroom 16.5ft x 14.92ft  
Mud Room 4.17ft x 17.0ft  
Office 12.92ft x 13.08ft





















































# Location

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**+44 (0)20 8618 4551**

**international@hamptons.co.uk**

**www.hamptons-international.com**