



Kiln Street, Hampton Vale PETERBOROUGH  
Guide Price **£325,000 - £350,000** Freehold

**Sharman  
Quinney**

# Key Features



- \*\* GUIDE PRICE £325,000 - £350,000 \*\*
- Detached house
- Four bedrooms
- Separate dining room
- Kitchen/breakfast room

Four bedroom family home boasts spacious and contemporary living accommodation, the property comprises main entrance hall, downstairs cloakroom, lounge, separate dining room, A 25'.05" x 9'.09" kitchen breakfast room with integrated appliances, utility area, upstairs there are four bedrooms, the master having an en-suite shower room, three further bedrooms and a family bathroom. The rear garden is mainly laid to lawn with a paved patio seating area, shared driveway access leads round to the rear where you can find the main drive and single garage en-bloc.

Entrance hall

Downstairs cloakroom

A fitted two piece suite comprising a close coupled WC, wash hand basin in vanity unit and radiator.





Lounge  
5.16m x 3.07m (16'.11" x 10'.01")

Separate Dining room  
3.15m x 2.49m (10'.04" x 8'.02")

Kitchen/Breakfast room  
7.63m x 2.97m (25'.05" x 9'.09")

Utility area  
1.75m x 1.57 (5'.09" x 5'.02")

First Floor Landing

Master bedroom  
3.99m excl recess x 2.97m (13'.01" excl recess x 9'.09")

En-Suite  
Fitted three piece suite comprising a tiled shower cubicle, wash hand basin in vanity unit, close coupled WC, radiator and double glazed window to front aspect.

Bedroom 2  
3.63m x 2.67m (11'.11" x 8'.09")

Bedroom 3  
2.64 m x 2.39 m (8'.08" x 7'.10")

Bedroom 4  
3.30 m x 2.46 m (10'.10" x 8'.01")





**Ground Floor**

**First Floor**

### Bathroom

Fitted three piece suite comprising a bath wash hand basin in vanity unit close coupled WC shaver point heated towel rail double glazed window to side aspect.

### Outside

The rear garden is laid to lawn with paved patio seating area shared driveway access leads to the rear of the where you find the main drive and single garage en-bloc which measures 5.61m x 2.54m (18'.05" x 8'.04")

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,  
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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