



Lady Charlotte Road, Hampton Hargate, Peterborough
Offers in Excess of £325,000 Freehold

**Sharman
Quinney**

Key Features



- Three Storey Town House
- Six Bedrooms
- Family Room/ Bedroom 5
- Study/ Bedroom 6
- L-Shaped Kitchen/Diner

Having undergone some improvement works including a garage conversion which is now providing a further two reception rooms this spacious property set over three floors includes entrance hallway downstairs cloakroom, study/bedroom 6, L-shaped kitchen dining room with some integrated appliances, family room/bedroom 5, on the first floor you will find the lounge with French doors opening onto a Juliette balcony, bedroom 2 with En-suite shower room and bedroom 4 stairs to the second floor lead to the main bedroom, bedroom 3 and family bathroom. Outside the front garden is paved and provides off road parking for several cars, the rear garden is lawned with patio area mature tree and garden shed.

Entrance Hall



Downstairs Cloakroom

Comprising a two piece suite, close coupled WC, wash hand basin and radiator

Study /Bedroom 6 (Part of former garage)

3.15m x 2.67m (10'04" x 8'09")

L-Shaped Kitchen/Dining Room

6.63m x 3.89m narrows to 2.67m (21'09" x 12'09" narrows to 8'09") Irregular shaped room

Family Room/Bedroom 5 (Part of former garage)

3.15m x 2.67m (10'04" x 8'09")

First Floor Landing

Lounge

4.04m x 3.84m (13'03" x 12'07")

Bedroom 2

3.91m x 2.84m (12'10" x 9'04") irregular shaped room

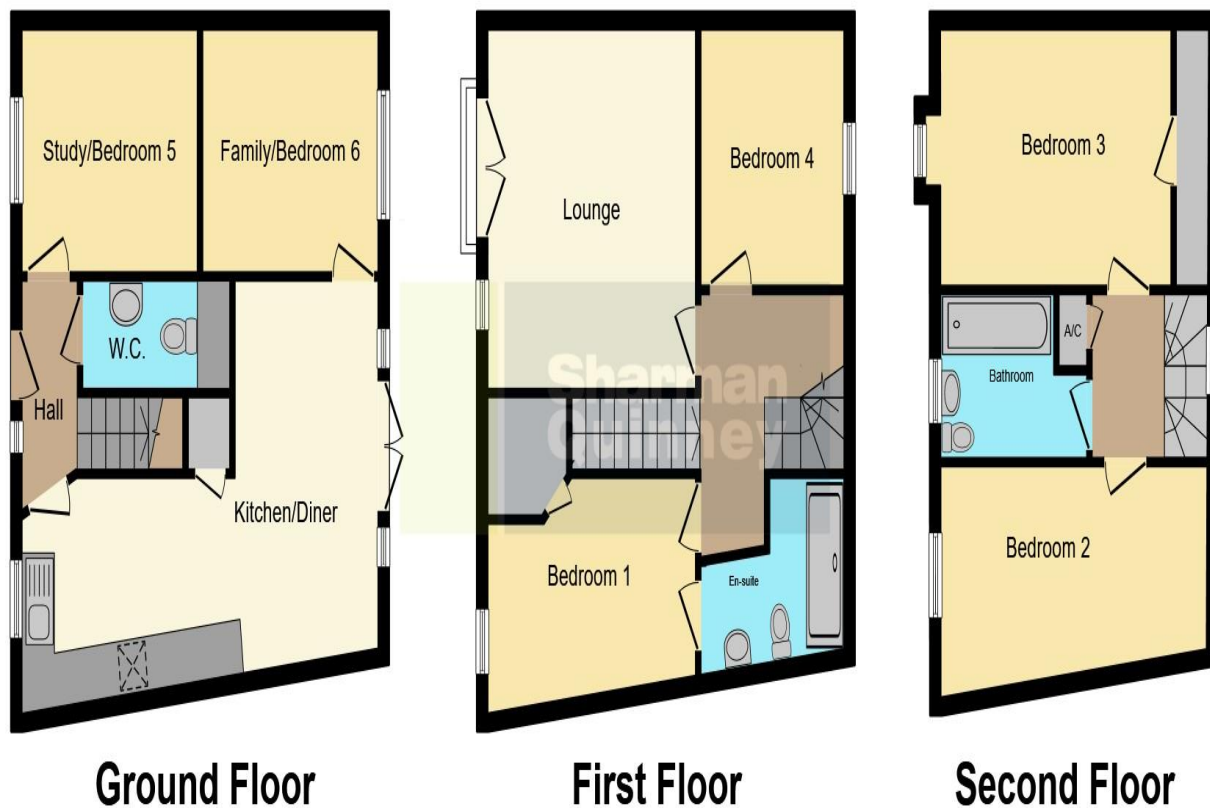
En-suite

Comprising a three piece suite, double shower cubicle close coupled Wc, pedestal wash hand basin and radiator.

Bedroom 4

2.79m x 2.62m (9'02" x 8'07")





Stairs to second floor

Main Bedroom
 3.96m x 2.79m (13' x 9'02")
 Walk-in Wardrobe

Bedroom 3
 5.44m max x 2.59m (17'10" max x 8'06")
 irregular shaped room

Bathroom
 Comprising a bath with shower over, pedestal wash hand basin, close coupled WC, radiator and double glazed dormer window to front aspect.

Outside
 The front garden is paved and provides off road parking for several cars. The rear garden is lawned with patio seating area mature tree and garden shed.

To view this property call Sharman Quinney on:
01733 346111

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.

Selling your property?

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

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