



Lady Charlotte Road, Hampton Hargate, Peterborough  
**£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

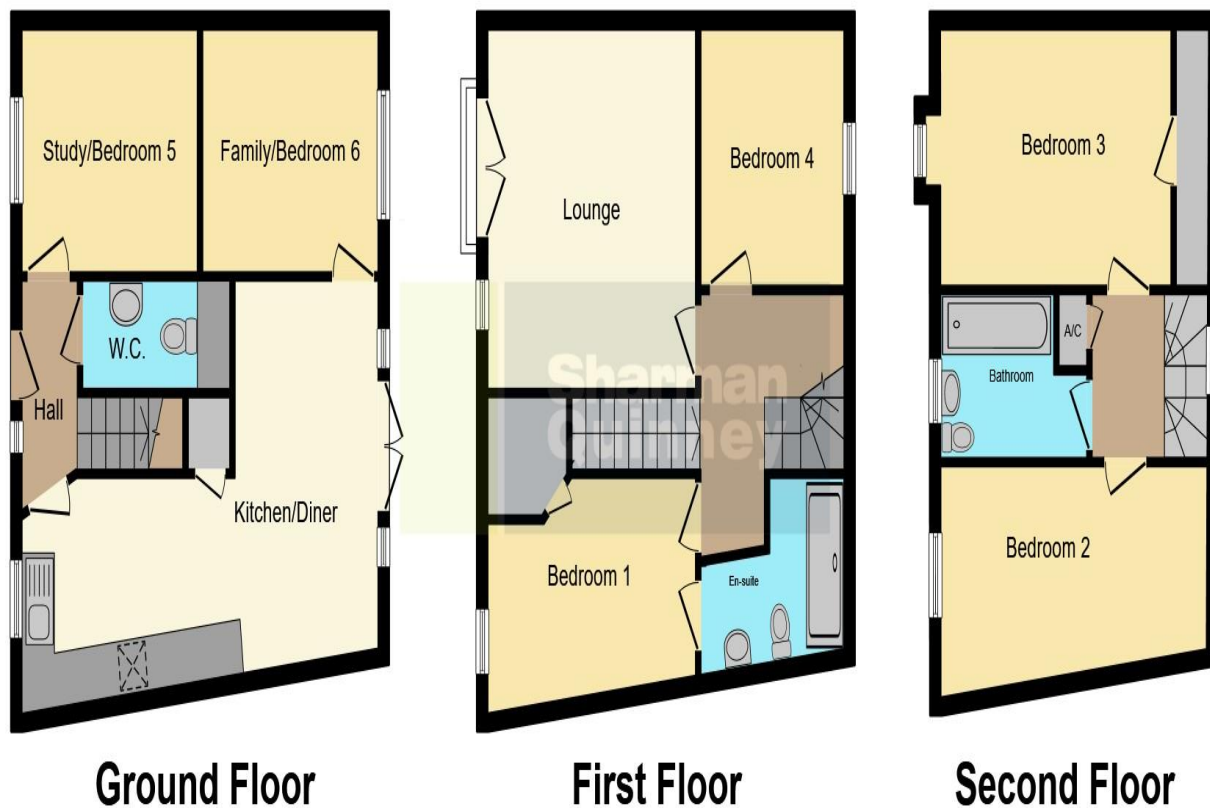
Comprising a three piece suite, double shower cubicle close coupled Wc, pedestal wash hand basin and radiator.

#### 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.

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.

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