



Adlington Close, Hampton Gardens, Peterborough
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- Three Bedrooms
- Lounge
- Kitchen/Diner
- En-Suite to Bedroom One

As you step inside, you'll be greeted by a spacious and inviting entrance hall, leading you to the heart of the home, the stylish kitchen/dining room. Incorporating a utility area is a chefs delight, offering ample preparation and storage space, a perfect room for the whole family to enjoy their meals together or entertaining family and friends. The lounge has a warm and welcoming feeling a lovely room to unwind and relax after a hard days work. There is also a downstairs cloakroom.

Upstairs you will find bedroom 1 with built-in double mirrored wardrobes and en-suite shower room. Bedrooms 2 and 3 each offering a peaceful retreat for rest and relaxation and the family bathroom.

Outside the property sits on a corner plot with a



private rear garden where all the family can unwind and soak up the sunshine . The driveway offers ample parking and access to the single garage.

Hampton Gardens is a family friendly area, whilst still being in reach of local amenities, schools and transport links. Don't miss out on the opportunity to make it yours!

Entrance Hall

Downstairs Cloakroom

Lounge

4.14m into recess x 3.66m (13'07" into recess x 12'.0")

Kitchen/Diner

5.61m x 4.24m into recess (18'05" x 13'11"into recess)

First Floor Landing

Bedroom 1

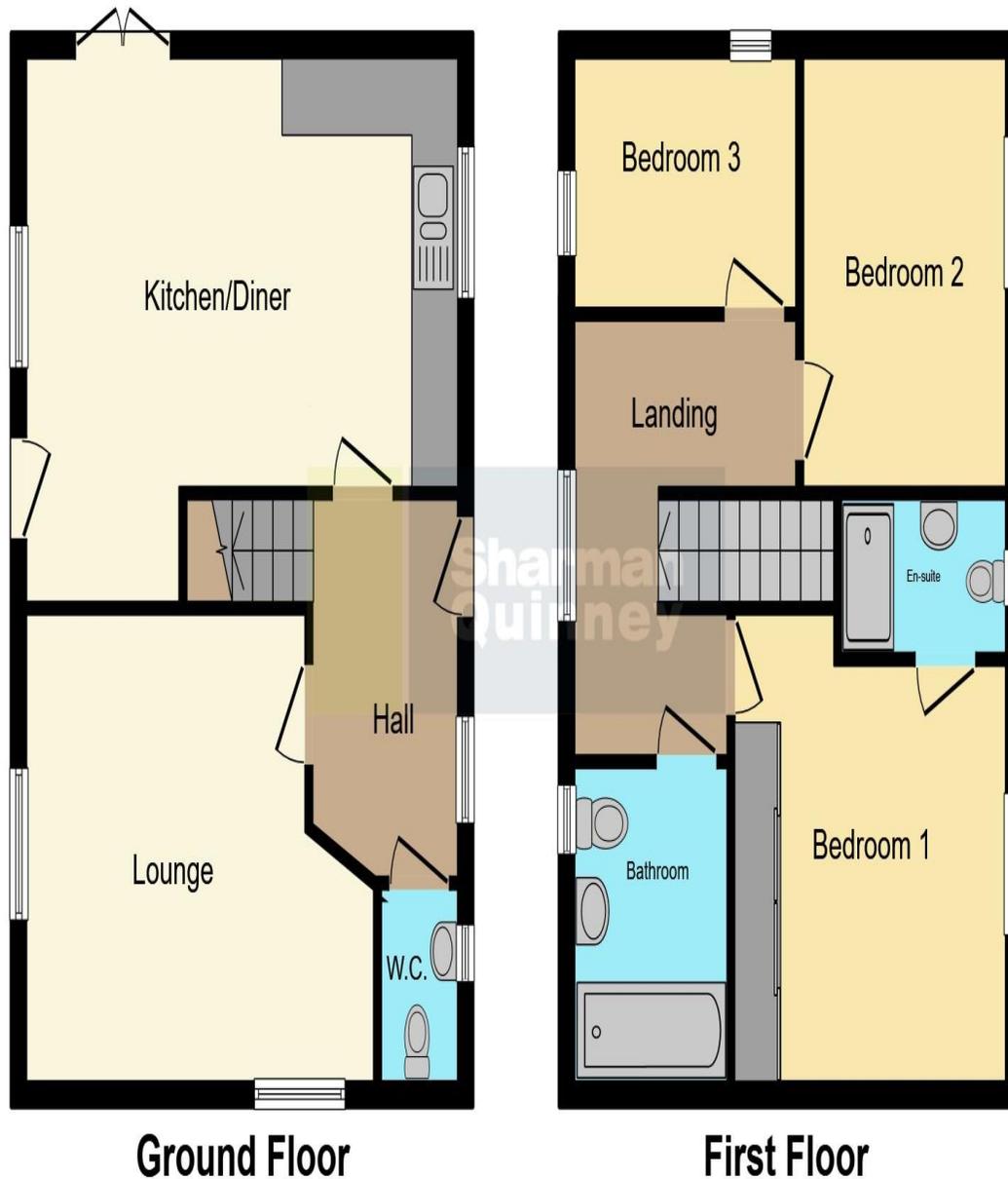
3.53m inc wardrobe x 3.51m (11'07" inc wardrobe x 11'06")

En-suite

Bedroom 2

3.20m x 2.62m (10'06" x 8'07")





Ground Floor

First Floor

Bedroom 3
2.90m x 1.96m (9'06" x 6'05")

Bathroom

Outside

The property sits on a corner plot and is laid to lawn with a driveway to the side providing ample parking and access to the single garage measuring 5.54m x 2.79m (18'02" x 9'02") . The rear garden is lawned with timber decking and paved patio seating areas providing a lovely space for the family to enjoy together.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM202957 - 0001

