



Buckthorn Road, Hampton Hargate Peterborough  
**£400,000 Freehold**

**Sharman  
Quinney**



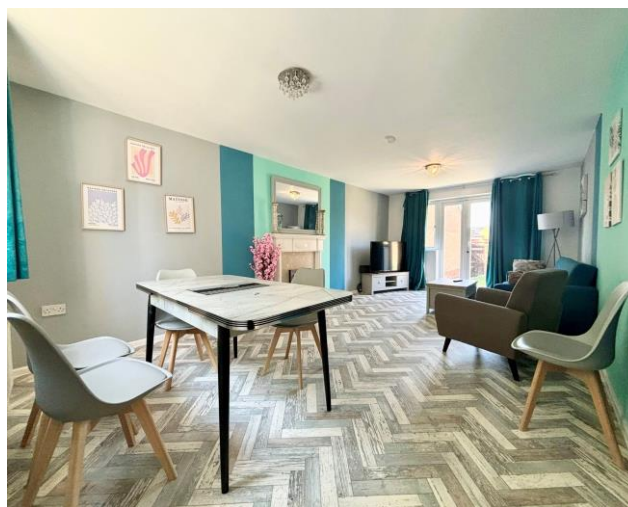
# Key Features



- Substantial Family Home
- Two Reception Rooms
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Two En Suites

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The ground floor boasts a thoughtfully designed layout, beginning with a practical cloakroom, perfect for guests and daily use. The highlight of the downstairs accommodation is the impressive 21-foot lounge, a bright and spacious area perfect for relaxing or entertaining. French doors lead directly from the lounge to the rear garden, seamlessly blending indoor and outdoor living spaces.

Adjacent to the lounge, you'll find a separate dining room, ideal for formal dining occasions or family meals. The large kitchen is well-equipped and provides ample space for culinary creativity, while the adjoining utility room offers additional storage and functional space, keeping the kitchen





clutter-free.

Moving upstairs, the first floor accommodates three generously sized double bedrooms, providing plenty of room for comfort and privacy. Two of these bedrooms benefit from en-suite bathrooms, adding a touch of luxury and convenience. The fourth bedroom, a comfortable single, is perfect for a child's room, guest room, or even a home office. A well-appointed family bathroom serves the remaining bedrooms.

The exterior of the property is equally impressive, with a rear garden that is mainly laid to lawn, offering a safe and spacious area for children to play or for outdoor gatherings. A patio area provides the perfect spot for al fresco dining or relaxing in the sun. The garden also grants access to a single garage, ideal for additional storage or secure parking. At the front of the property, a driveway offers ample parking space for multiple vehicles, ensuring convenience for a busy family lifestyle.

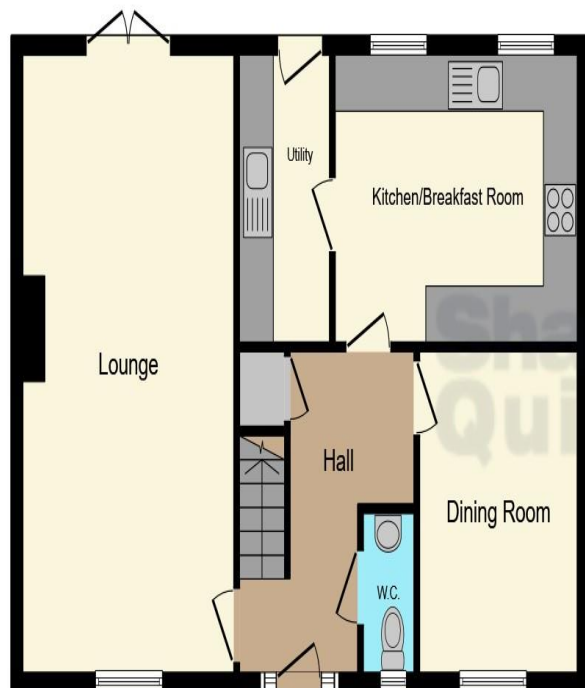
Entrance hall

Cloakroom

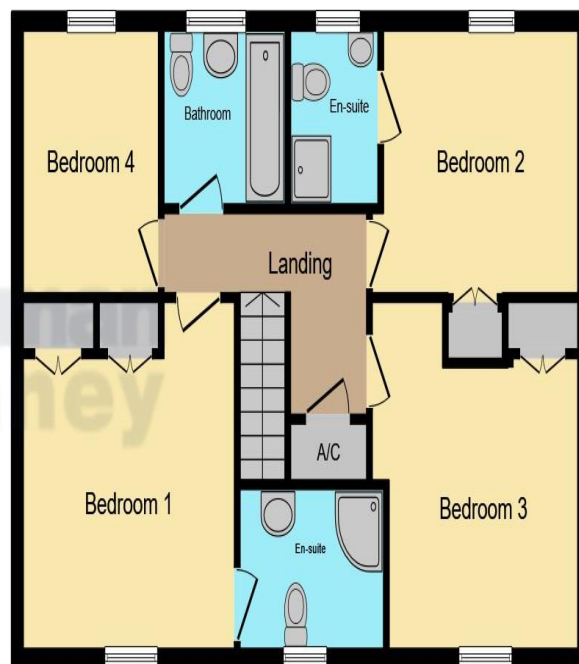
Living room - 21'07 x 11'11

Dining room - 9'02 x 11'02





**Ground Floor**



**First Floor**

Kitchen / breakfast room - 10'05 x 14

Utility room - 5'01 x 10'10

First floor landing

Bedroom one - 12'02 x 10'04

En-suite

Bedroom two - 11'05 x 9'07

Bedroom three - 12'02 x 9'10

Bedroom four - 7.09 x 9

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](http://www.focalagent.com)

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