

Peterborough
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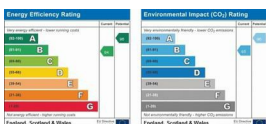
Langsett Gardens, Hampton Water, Peterborough, PE7 8TJ £1,325 Per month

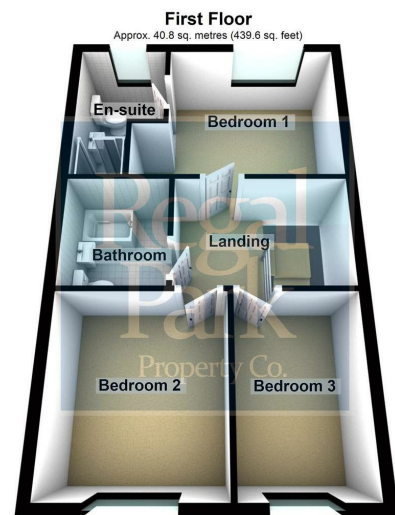
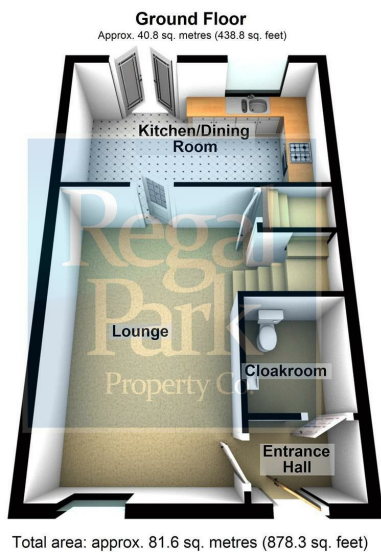
CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *INTEGRATED KITCHEN APPLIANCES

Regal Park are pleased to offer this 3 Bedroom Semi Detached House in the modern development of Hampton Water. The property was built in 2023 and is situated close to local amenities and is within easy access to A1 and comprises of; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom.

There is parking at the front for 2 cars and enclosed rear garden.
Viewings Highly Recommended.

EPC Rating: B
Council Tax Band: C





Entrance Hall

Double radiator, matwell, smoke detector, door to:

Cloakroom

Fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, vinyl flooring.

Lounge

17'3" x 10'6" (5.26m x 3.20m)

UPVC double glazed window to front, double radiator, single radiator, fitted carpet, telephone point, TV point, under-stairs storage cupboard, stairs, door to:

Kitchen/Dining Room

9'3" x 16'4" (2.82m x 4.99m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, under-unit lighting, wall mounted concealed boiler, integrated fridge/freezer, slimline dishwasher and washer dryer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, smoke detector and co detector, uPVC double glazed french double doors to garden.

Stairs and Landing

Fitted carpet, smoke detector, door to:

Bedroom 1

9'3" x 12'8" (2.82m x 3.86m)

UPVC double glazed window to rear, radiator, fitted carpet, door to:

En-suite

Fitted with a three piece suite comprising; pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and low-level WC, uPVC obscure double glazed window to rear, double radiator, vinyl flooring.

Bedroom 2

10'5" x 9'4" (3.18m x 2.84m)

UPVC double glazed window to front, radiator, fitted carpet.

Bedroom 3

10'4" x 6'9" (3.15m x 2.06m)

UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

Fitted with a three piece suite comprising; deep panelled bath, pedestal wash hand basin and low-level WC, radiator, vinyl flooring.

Outside

There is parking to the front of the property for 2 cars. The rear garden is laid to lawn, outside tap, outside lighting, gated access to front.