



76 Lakeview Way

Hampton Hargate PE7 8DQ

£318,000

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Immaculate throughout and enjoying uninterrupted views of Serpentine Lake to the front, this superbly presented Townhouse offers stylish family or professional accommodation in the ever popular and sought after area of Hampton Hargate. With easy access to all local amenities the property is only a few minutes drive to the A1 trunk Road, Peterborough's orbital road system and walking distance to Hampton Collage.

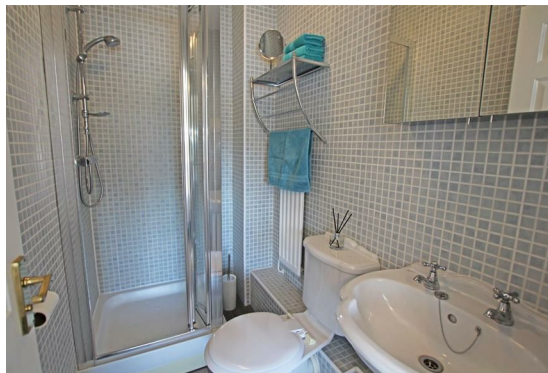
The property has gas radiator heating, PVCu double glazing and comprises; Entrance Hall with a Cloakroom W.C and stairs to the first floor Landing. There is a well appointed Kitchen Breakfast Room and a Dining Room/Fourth Bedroom with access to the rear Garden.

The first floor Landing leads to a comfortable Lounge with a Juliet Balcony and views over the lake, There is also a double Bedroom off this landing.

The second floor Landing leads to another double Bedroom, Family Bathroom and the main Bedroom which has an Ensuite Shower Room.

Outside, the attractive rear garden is fully enclosed and comprises of three areas, the first directly behind the property has a good size patio, shaped lawns and gravel areas. A green corridor of mature shrubs and tree leads to a secluded patio seating area with a shaped gravel area. Gated access leads to a single Garage in a rear positioned block.

Tenure Freehold  
EPC to follow  
Council Tax C





Entrance Hall  
Stairs to first floor Landing

Cloakroom W.C.

Kitchen Breakfast Room  
12'5" x 8'10" (3.81m x 2.71m )

Dining Room/Bedroom 4  
12'5" max x 11'8" max (3.81m max x 3.56m max)

Storage cupboard, door to the rear Garden



First Floor Landing  
Stairs to the second floor Landing

Lounge  
16'2" x 12'5" (4.94m x 3.81m)  
Juliet balcony overlooking Serpentine Lake

Bedroom 3  
12'5" x 8'7" (3.81m x 2.64m)

Second Floor Landing

Bedroom 1  
12'5" x 9'3" (3.81m x 2.82m)

Ensuite Shower Room

Bedroom 2  
12'5" 8'9" (3.81m 2.68m)

Family Bathroom

Outside

To the front of the property is an open plan garden with a shared footpath giving access to the Entrance Door. To the rear of the property is an attractive enclosed garden which is set out over three sections. The first is laid to lawn with a patio area and shaped gravel beds. This leads to a green corridor of mature shrubs and trees which opens to a secluded patio seating area with gravel borders. Gated access to the rear leads to a single Garage in a nearby block.



## Floor Plan



## Viewing

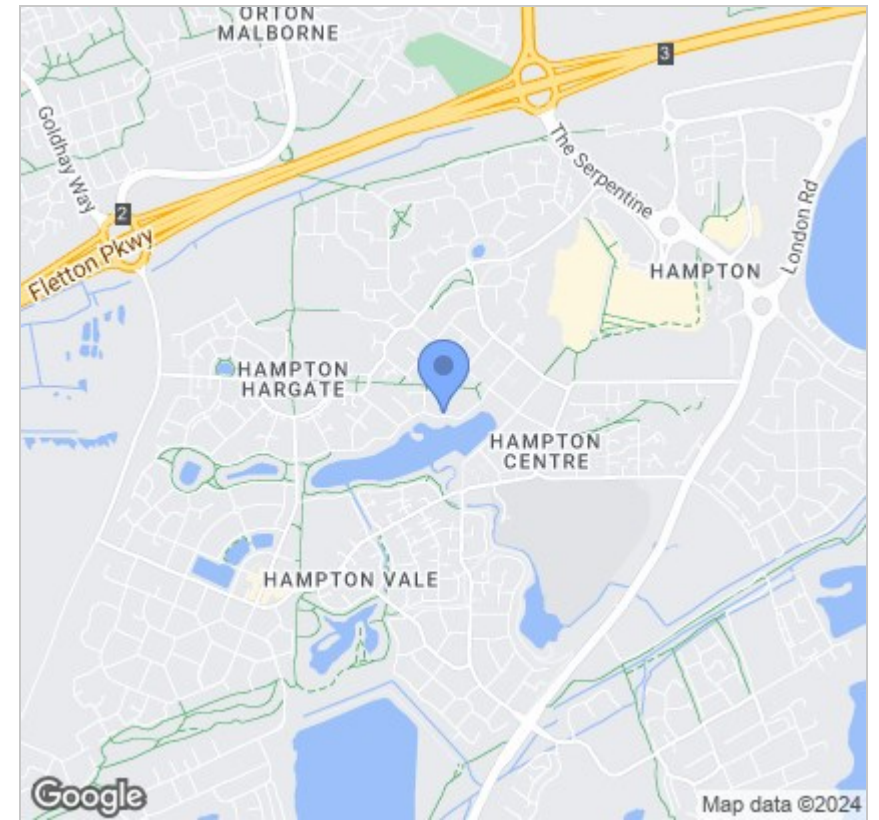
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

