



Offers in excess of £270,000
Harper Crescent, GUNTHORPE, Peterborough, PE4



 4
Bedrooms

 2
Bathrooms



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MODERN, well presented 4 bedroom home with LARGE REAR GARDEN AND CAR PORT.

The property has been built by Keepmoat homes and has had 1 owner from new. The property has an Entrance Hall with stairs to the first floor, WC, Kitchen/Diner and the Lounge with double doors leading to the extended patio.

The first floor has 4 bedrooms, bathroom and ENSUITE to bedroom 1

The front of the home looks over a green area with access to the car port which has gated leading to the rear garden with tap, extended patio, outside lights and electric point. The rear garden is mainly laid to lawn with a shed and enclosed by fences

MODERN, well presented 4 bedroom home with LARGE REAR GARDEN AND CAR PORT being sold with NO CHAIN

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Entrance Hall

With stairs to the first floor and doors to all rooms

WC

Fitted with WC, Wash hand basin and UPVC window to the front

Kitchen/Diner 13' 5" x 11' 6" (4.09m x 3.51m)

Fitted base and wall units with worktops over and sink. Built in oven with hob and extractor fan. Space for appliances, Part tiled walls, sunken spotlights, radiator and UPVC window to the front

Lounge 14' 8" x 11' 8" (4.47m x 3.56m)

With UPVC double doors to the rear, radiator and storage

First floor

Bedroom 1 13' 3" x 8' 9" (4.04m x 2.67m)

With UPVC window to the front and radiator

Ensuite

Fitted with WC, Wash hand basin and shower cubicle. Part tiled walls and UPVC window to the rear

Bedroom 2 11' 5" x 9' 7" (3.48m x 2.92m)

With UPVC Juliet balcony and window to the front, radiator and storage

Bedroom 3 9' 9" x 8' 4" (2.97m x 2.54m)

With UPVC window to the rear and radiator

Bedroom 4 6' 8" x 5' 11" (2.03m x 1.80m)

With UPVC window to the rear and radiator

Bathroom

Fitted with WC, Wash hand basin and bath with screen, taps, shower and part tiled walls. Extractor fan and sunken spotlights

Outside

There is a car port providing off road parking and front garden laid to decorative shingle. The rear garden is laid to lawn with an extended patio, lights, tap, electric point and shed

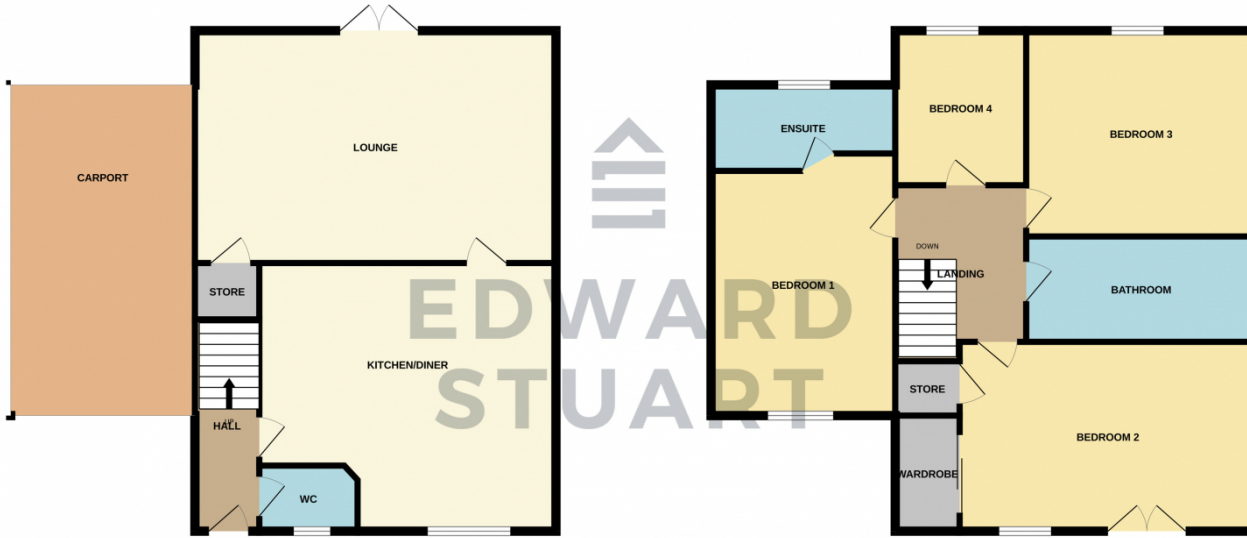


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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Peterborough, PE4



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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