



2 Hargate Way, Hampton Hargate, Peterborough, PE7 8AN

 **NEWTON FALLOWELL**



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## Key Features

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE
- Spacious Lounge & Separate Dining Room
- Modern Kitchen, Breakfast Bar Dining & Utility Room
- En-suite, Bathroom & Downstairs WC
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£450,000







This Detached Family home, benefits from FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, DOUBLE GARAGE with off road parking facilities outside the property.

Upon entering the property through the entrance hall, you are greeted by a spacious lounge located on the left. This well-proportioned room is enhanced by double doors that lead into the adjoining dining area, which is further complemented by patio doors offering seamless access to the private garden.

Returning along the entrance hall, you have access to the downstairs WC with the kitchen which is situated on the right, providing a generous space designed with ample room for appliances. The kitchen also features a convenient breakfast bar, perfect for casual dining or socialising.

Adjacent to the kitchen is the utility room, offering additional space and facilities for both a tumble dryer and a washing machine. A back door provides direct access to the garden.

Upstairs the first floor landing separates four double bedrooms all with built in wardrobes. The main bedroom is a particular highlight, featuring a dedicated dressing area and an en-suite walk-in shower room.

The remaining bedrooms offer flexible accommodation, ideal for family use or as home offices. The family bathroom is thoughtfully designed, complete with a shower over the bath.

Outside there is a driveway parking for multiple vehicles located to the side of the home and leading to a double garage. The garden is predominantly laid to lawn with a patio area.







Entrance Hall

Lounge 5.61m x 3.92m (18'5" x 12'11")

Dining Room 2.69m x 3.92m (8'10" x 12'11")

Kitchen 3.31m x 3.41m (10'11" x 11'2")

Utility 2.61m x 2.18m (8'7" x 7'2")

Downstairs WC 1.68m x 1.12m (5'6" x 3'8")

Landing

Main Bedroom 3.9m x 4.2m (12'10" x 13'10")

En-suite 1.47m x 2.2m (4'10" x 7'2")

Bedroom Two 2.76m x 3.63m (9'1" x 11'11")

Bedroom Three 3.79m x 2.6m (12'5" x 8'6")

Bedroom Four 2.74m x 2.64m (9'0" x 8'8")

Family Bathroom 1.82m x 2.27m (6'0" x 7'5")

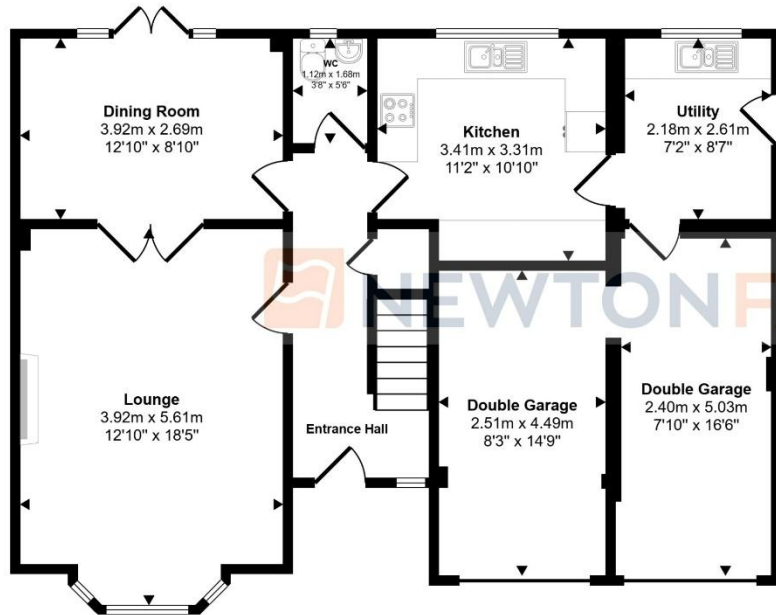




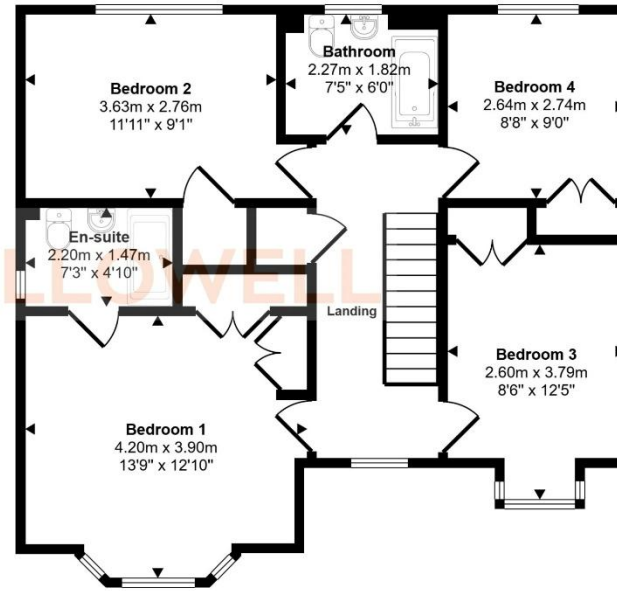




Approx Gross Internal Area  
153 sq m / 1646 sq ft



Ground Floor  
Approx 87 sq m / 941 sq ft



First Floor  
Approx 66 sq m / 705 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: E

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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