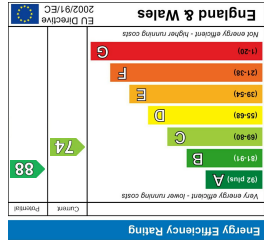


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



35 Lornas Field

Hampton Hargate, Peterborough, PE7 8AY

£195,000 - Freehold , Tax Band - B



## 35 Lornas Field

### Hampton Hargate, Peterborough, PE7 2AY

Welcome to this charming, well presented, two-bedroom end of terrace home located in the peaceful cul-de-sac of Lornas Field, Hampton Hargate, Peterborough.

Upon entering, you are greeted by a good sized lounge/diner, perfect for relaxing or hosting guests. The kitchen is fitted with a matching range of base and eye level units with space for a washing machine and fridge/freezer. There is an integrated oven with a four-ring electric hob and extractor over. Upstairs the property boasts a modern family bathroom featuring a convenient walk-in shower, adding a touch of luxury to your daily routine, along with the added benefit of two double bedrooms.

One of the standout features of this property is the long driveway, providing ample space for off-road parking for up to four vehicles. This is a rare find and ensures you and your guests will never have to worry about parking. The low-maintenance enclosed garden is ideal for those who enjoy outdoor entertaining or simply relaxing in a private outdoor space. Whether it's a summer barbecue or a quiet morning coffee, this garden offers a peaceful retreat right at your doorstep.

Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

#### Entrance Hall

5'6" x 3'11"

#### Lounge/Diner

16'7" x 11'8"

#### Kitchen

7'10" x 11'8"

#### Landing

4'9" x 6'0"

#### Master Bedroom

11'9" x 8'9"

#### Bedroom Two

10'7" x 6'8"



#### Bathroom

8'0" x 4'10"

#### EPC - C

74/88

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

##### Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile coverage: Vodafone - Excellent, Three - Great, EE - Great

Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C  
All information is provided without warranty.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

