

## 8 Lornas Field, Hampton Hargate

£190,000

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Butler & Co estate agents are pleased to offer this two-bedroom home, situated in a highly sought-after location in Hampton Hargate, located towards the end of a cul-de-sac, this impressive home features an entrance hallway, spacious living room, a kitchen/dining room, landing leading to two double bedrooms, and a shower room.

Outside, there is a driveway to the side providing parking for several cars and front and rear gardens.

Hampton Hargate is a thriving community known for its excellent amenities, including highly rated primary and secondary schools, parks, and scenic lakeside walks. The property is

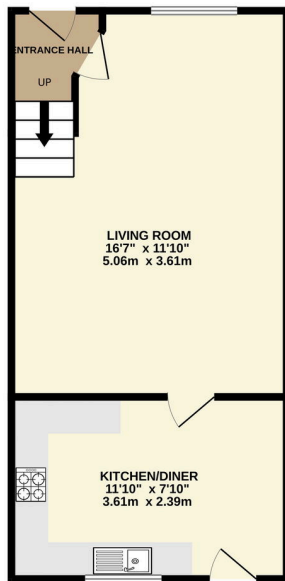
conveniently located near Hampton's vibrant shopping district, which features supermarkets, cafés, and popular restaurants. With easy access to the A1(M) and excellent transport links, this home is perfect for commuters heading to Peterborough city centre and beyond.

Don't miss out, call Butler & Co today to arrange a viewing!

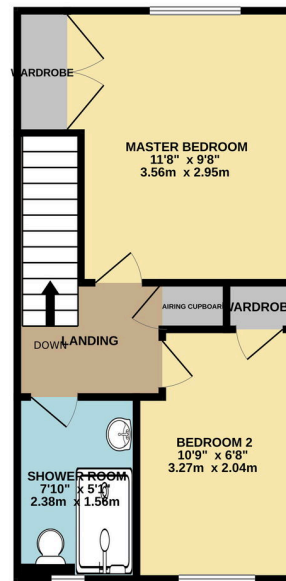
## Key Features

- Spacious Living Room.
- Cul-De-Sac Location.
- Lornas Field, Hampton Hargate.
- Excellent Access to Transport & Commuter Links.
- Less Than 5 Miles to Peterborough Train Station.
- Two Double Bedroom.
- Off-Road Parking for Multiple Vehicles.
- Kitchen/Dining Room.
- Excellent Access to Local Amenities & Schools.
- Enclosed Rear Garden.

GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.

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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