

for sale

£380,000



## Morton Close Hampton Gardens Peterborough PE7 8RR

A well-presented, detached property offering 3 bedrooms, a large conservatory, a generous rear garden, ample parking at the front and an electric car charging port. Located in the popular Hampton Gardens area, this property is on the market with no chain. Call 01733 229483 to book a viewing.



# Morton Close Hampton Gardens Peterborough PE7 8RR

## Entrance Hall

Window to front, laminate flooring and radiator. With doors leading to the kitchen/diner, lounge, downstairs cloakroom and stairs to first floor.

## Cloakroom

4' 6" x 5' 10" ( 1.37m x 1.78m )  
With w/c, wash hand basin, window to the front and laminate flooring.

## Lounge

13' 6" x 11' 7" ( 4.11m x 3.53m )  
With a window to the side and the rear, laminate flooring.

## Kitchen / Diner

18' 4" x 14' 3" ( 5.59m x 4.34m )  
With matching wall and base units, worktops, a 4 ring gas hob, single oven, 1.5 sink and drainer with mixer tap, windows to the front and rear, understairs cupboard and laminate flooring. Space for a fridge freezer, dishwasher, washing machine and tumble dryer. Door leading to the conservatory and to the rear garden.

## Conservatory

19' 8" x 12' 7" ( 5.99m x 3.84m )  
With double sliding doors, spotlights and laminate flooring.



## Landing

Carpeted stairs leading to the first floor landing with a window to the rear, radiator and loft hatch. Doors leading to the 3 bedrooms and family bathroom.

## Bedroom One

11' 6" x 11' 4" ( 3.51m x 3.45m )

With window to the front, radiator and carpet. Door leading to En Suite.

## En Suite

3' 11" x 7' 1" ( 1.19m x 2.16m )

With a double shower cubicle, w/c, wash hand basin, window to the front and laminate flooring.

## Bedroom Two

10' 7" x 8' 7" ( 3.23m x 2.62m )

With window to the front, radiator and carpet.

## Bedroom Three

9' 5" x 6' 5" ( 2.87m x 1.96m )

With windows to the rear and side, radiator and carpet.

## Family Bathroom

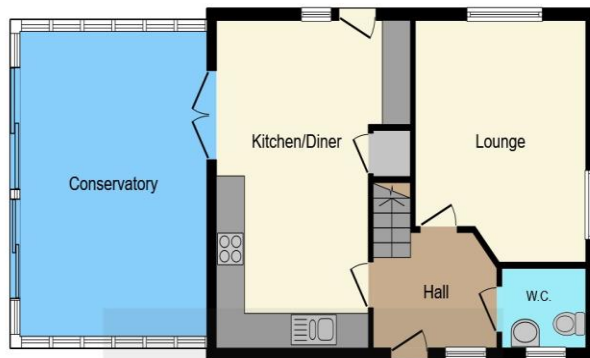
8' x 6' 5" ( 2.44m x 1.96m )

With w/c, wash hand basin, bath with shower over, window to the rear and laminate flooring.

## Outside

With block paving at the front of the property providing parking space for up to 4 cars. There is also an electric car charging port. The rear garden is block paved and has a side gate.





**Ground Floor**

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**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HAH305517 - 0014

**Tenure:** Freehold

**EPC Rating:** B

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