



Connells

Boundary Lane
Hampton Water Peterborough



Property Description

A beautiful detached house with 6 years NHBC guarantee remaining. Offering spacious accommodation, this stunning family home offers modern luxury living in a picturesque area of Hampton Water. The large windows provide a bright and airy feel to the property. With four double bedrooms of which two have ensembles, an open plan kitchen, utility room and office, this property is a perfect family home.

The sought after township of Hampton is situated south of Peterborough and is a popular location for families and couples. Built around a series of lakes and parks it offers picturesque views and walks and is a residential area of choice. It provides a variety of amenities ranging from shops and restaurants to schools and a library. Close by is the Serpentine Green Shopping Centre which offers a wide range of popular retailers. Hampton has many commuter links with various bus routes and provides easy access to the A1 motorway.

Entrance Hall

With wooden floors, understairs storage, spotlights and underfloor heating. Doors leading to the office, lounge, cloakroom and kitchen and stairs leading to the first floor.

Office

13' 6" x 12' 7" (4.11m x 3.84m)
With laminate flooring, underfloor heating, a large tinted window to the front, a tinted window to the side and spotlights.

Cloakroom

With w/c, wash hand basin, laminate flooring, underfloor heating and spotlights.

Lounge

18' 8" x 12' 8" (5.69m x 3.86m)
With an electric fire, wooden flooring, underfloor heating, spotlights and a patio door to the rear providing access to the rear garden.

Kitchen

24' 5" x 15' 3" (7.44m x 4.65m)
With a range of matching wall and base units with worktop over, two ovens, induction hob, integrated appliances (microwave, fridge freezer and dishwasher), wine refrigerator, 1.5 sink and drainer, Quooker tap (instant boiling water), an island, a large tinted window to the front, wooden flooring, underfloor heating and spotlights. A breakfast bar divides the room, providing a family area at the end of the room. The wood flooring and underfloor heating continues with a patio door leading to the rear garden. There is also a separate door to the side along with access to the utility room.

Utility Room

8' 11" x 5' 3" (2.72m x 1.60m)
With matching wall and base units, a sink, boiler, spotlights and a window to the rear. Space for a washing machine and tumble dryer.

First Floor

Landing

With a large tinted window to the front of the gallery area, a tinted window to the rear, airing cupboard, two access points to the loft, spotlights and carpet. Doors leading to the master bedroom, bedrooms two, three and four and the family bathroom.

Master Bedroom

13' 6" x 14' 1" (4.11m x 4.29m)

With a window to the rear and laminate flooring. Large storage cupboard, access to the dressing room and door leading to the en suite.

Dressing Room

8' 5" x 5' 3" (2.57m x 1.60m)

With laminate flooring and spotlights. Door leading to the en suite.

En Suite

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

Bedroom Two

13' 1" x 14' 9" (3.99m x 4.50m)

With a large tinted window to the front and laminate flooring. Door leading to the en suite.

En Suite

With a w/c, wash hand basin, double shower cubicle, spotlights, tinted window to the front and tiled floor.

Bedroom Three

13' 11" x 12' 8" (4.24m x 3.86m)

With a large tinted window to the front, a tinted window to the side and laminate flooring.

Bedroom Four

14' 8" x 12' 8" (4.47m x 3.86m)

With a tinted window to the rear and laminate flooring.

Bathroom

With a w/c, wash hand basin, shower cubicle, bath, spotlights, tiled floor and a window to the side.

Outbuilding

The garage has been converted into three separate rooms with smart heaters throughout. An electric car charger is also fitted.

Games Room

9' 4" x 19' 9" (2.84m x 6.02m)

With bifold doors, blinds, spotlights and laminate flooring.

Office / Kitchenette

9' 7" x 9' 8" (2.92m x 2.95m)

With base units, laminate flooring and access to loft area.

Office

9' 10" x 9' 8" (3.00m x 2.95m)

With spotlights and laminate flooring.

External

The front of the property is laid to lawn and shrubbery. To the side is a large driveway, providing off road parking for a number of vehicles.

The rear garden is laid to astro turf and slabs along with a decking area which houses the hot tub. There is a sitting area around a recessed fire pit with a permanent gazebo area to the side. Access to the rear garden can be gained by the side of the house as well as from the lounge, utility room and kitchen.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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