

for sale

offers in excess of **£325,000**



## Black Swan Crescent Hampton Hargate Peterborough PE7 8HF

Located in the popular Hampton Hargate area, this semi-detached house offers spacious living spread over three floors. This four bedroom property is well presented throughout and would make an ideal family home. Viewings are highly recommended - call 01733 229483 for more details.





# Black Swan Crescent Hampton Hargate Peterborough PE7 8HF

## Hall

With radiator, laminate flooring and doors leading to the kitchen, cloakroom and dining room. Stairs leading to the first floor.

## Cloakroom

With a w/c, wash hand basin, radiator and tiled floor. Restricted head height.

## Kitchen

13' 8" x 8' 4" ( 4.17m x 2.54m )

With a range of matching wall and base units with worktop over, single oven, 4 ring gas hob, 1.5 sink and drainer, sink and drainer, radiator, vinyl flooring and a window to the front. Space for a washing machine, tumble dryer, dishwasher and fridge/freezer.

## Dining Room

10' 3" x 14' 11" ( 3.12m x 4.55m )

With a radiator, laminate flooring and a patio door to the rear leading to the rear garden.



## First Floor

With an airing cupboard and carpet. Doors leading to the lounge, the master bedroom and bedroom four. Stairs leading to the second floor.

### Lounge

16' 1" x 11' 3" ( 4.90m x 3.43m )

With a radiator, carpet and windows to the front and rear.

### Bedroom One

10' 4" x 11' 9" ( 3.15m x 3.58m )

With a fitted double wardrobe, carpet, radiator and a window to the front. Door leading to the en-suite.

### En-Suite

With a shower cubicle, w/c, wash hand basin, shave point, spotlights, radiator and tiled floor.

### Bedroom Four

10' 5" into recess x 11' 6" into recess ( 3.17m into recess x 3.51m into recess )

With fitted wardrobe, radiator, carpet and a window to the rear.

## Second Floor

With a radiator, carpet, velux window and access to the loft. Doors leading to bedroom two, bedroom three and the bathroom.

### Bedroom Two

13' 9" x 11' 3" ( 4.19m x 3.43m )

With a radiator, carpet and a window to the front. Sloped ceilings giving restricted head height.

### Bedroom Three

9' 2" x 15' ( 2.79m x 4.57m )

With a radiator, carpet and a window to the front. Sloped ceilings giving restricted head height.

### Bathroom

With a w/c, wash hand basin, shower cubicle, bath with shower attachment over, radiator, tiled floor, spotlights and a velux window to the rear. Sloped ceilings giving restricted head height.

### Rear Garden

Mainly laid to lawn with a patio area. Access to the garage.

### External

With a carport, external tap and garage. The garage has lighting and electrics.







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Property Ref: HAH305671 - 0019

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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