

for sale

offers in excess of **£250,000**



## Bruce Grove Peterborough PE7 0NL

An ideal family home located in a quiet cul-de-sac in Hempsted. This semi-detached property offers three bedrooms with an en-suite to the master, a modern kitchen, rear garden, driveway and garage. For more details and to book a viewing, please contact Connells Hampton on 01733 229483.



# Bruce Grove Peterborough PE7 0NL

## Hallway

With laminate flooring, radiator, stairs leading to the first floor, telephone point, smooth ceiling and door leading to the lounge.

## Cloakroom

With a w/c, wash hand basin, lino flooring, smooth ceiling and radiator.

## Lounge

14' 3" x 11' 3" plus recess ( 4.34m x 3.43m plus recess )  
With bay window to the front, radiator, carpet, TV point, 2 x telephone points and smooth ceiling. Door leading to the kitchen.

## Kitchen

12' 8" x 9' 1" ( 3.86m x 2.77m )

With a range of matching wall and base units with worktop over and splashbacks, one and a half sink and drainer, 4 ring gas hob with extractor hood over, oven, space available for fridge/freezer and washing machine, a window to the rear, lino flooring, smooth ceiling and open plan leading to the dining area. Door leading to the cloakroom.

## Dining Area

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

With a window to the side, radiator, laminate flooring, smooth ceiling and patio door to the rear opening up to the rear garden.



## First Floor Landing

With an airing cupboard, access to the loft, carpet, smooth ceiling and doors leading to bedrooms one, two and three and bathroom.

### Bedroom One

10' 5" x 9' 1" plus recess ( 3.17m x 2.77m plus recess )

With fitted double wardrobes, a window to the front, TV point, carpet, smooth ceiling and radiator. Door leading to the en-suite.

### En-Suite

With a w/c, wash hand basin, shower cubicle with rainfall showerhead, heated towel rail, shaver point, smooth ceiling, a window to the front and lino flooring.

### Bedroom Two

9' x 6' 10" ( 2.74m x 2.08m )

With a window to the rear, radiator, smooth ceiling and carpet.

### Bedroom Three

8' 8" x 8' 7" plus recess ( 2.64m x 2.62m plus recess )

With a storage cupboard, a window to the rear, radiator, smooth ceiling and carpet.

### Bathroom

With w/c, wash hand basin, bath with shower attachment, heated towel rail, extractor fan, half tiled walls, smooth ceiling and lino flooring.

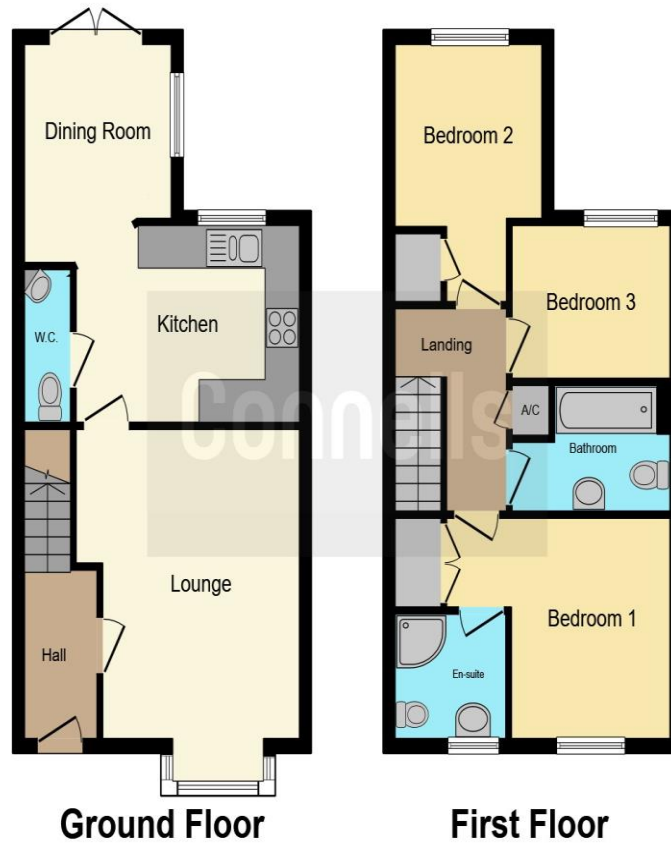
## External

The front of the property is laid to lawn and surrounded by a hedge with a pathway leading to the front door.

The enclosed rear garden is mainly laid to lawn with a patio area. There is outside lighting and an external tap. There is a door providing access to the garage.

The garage has lighting and power.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 229483**  
**E [Hampton@connells.co.uk](mailto:Hampton@connells.co.uk)**

10 Stewartby Avenue Hampton Vale  
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305771 - 0003

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/HAH305771](http://connells.co.uk/Property/HAH305771)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)