

for sale

offers in excess of **£400,000**



## Kite Way Hampton Vale Peterborough PE7 8PT

Viewings are highly recommended of this detached property located in Hampton Vale. An ideal family home, the property offers spacious accommodation over three floors with five bedrooms, two bathrooms and a large rear garden. The property also benefits from a garage and a driveway.





# Kite Way Hampton Vale Peterborough PE7 8PT

## Entrance Hall

With laminate flooring, radiator and doors leading to the cloakroom, the living room and kitchen/dining room.

## Cloakroom

With wc, wash hand basin, extractor fan, laminate flooring and a window to the front.

## Lounge

11' x 19' 2" ( 3.35m x 5.84m )

With laminate flooring, window to the rear, radiator and patio doors leading to the rear garden.

## Kitchen / Dining Room

17' 8" into bay window x 9' ( 5.38m into bay window x 2.74m )

With a range of matching wall and base units, single oven, 4 ring gas hob, dishwasher, 1.5 sink and drainer, radiator, laminate flooring, bay window to the front and a window to the side.

## First Floor Landing

With window to the side, storage cupboard, carpet, radiator and doors leading to bedroom one, bedroom four, bedroom five and the bathroom.

## Bedroom Five

8' 11" into recess x 8' 7" ( 2.72m into recess x 2.62m )

With window to the rear, radiator and carpet.



### Bedroom Four

8' 4" x 10' 3" ( 2.54m x 3.12m )

With window to the rear, radiator and carpet.

### Bathroom

With wc, wash hand basin, bath with shower attachment, towel rail, extractor fan, shaving points and tiled floor. Window to the side.

### Bedroom One

11' 1" into recess x 10' 6" ( 3.38m into recess x 3.20m )

With window to the front, radiator, carpet, double wardrobe and door leading to en suite.

### En Suite

With wc, wash hand basin, double shower cubicle, radiator, extractor fan, heated towel rail, shave points and tile flooring. Window to the front.

### Second Floor Landing

With window to the side, access to the loft, storage cupboard, carpet and doors leading to bedroom two, bedroom three and bathroom.

### Bedroom Two

11' 1" into recess x 10' 6" ( 3.38m into recess x 3.20m )

With 2 windows to the front, radiator, carpet and access to the loft. Restricted head height.

### Bedroom Three

9' 2" x 19' 2" ( 2.79m x 5.84m )

With 2 windows to the rear, carpet, radiator. Restricted head height.

### Bathroom

With wc, wash hand basin, bath with shower attachment, heated towel rail, extractor fan and tiled floor.

### External

The rear garden is mainly laid to lawn, with a patio area, side access & outside tap.

Garage and driveway to the side of the house.





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Property Ref: HAH305932 - 0003

Tenure: Freehold EPC Rating: B

Council Tax Band: E

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