

for sale

£290,000



Leaf Avenue Hampton Hargate Peterborough PE7 8EF

Viewings are highly recommended of this well-presented property located in Hampton Hargate. Offering three bedrooms with an en-suite to the master, this semi-detached house also benefits from a single garage and plenty of off-road parking. Contact Connells Hampton for more information.



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Porch

With wooden flooring and radiator. Doors leading to the lounge and downstairs cloakroom.

Cloakroom

With a wc, wash hand basin and radiator.

Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

With a window to the front, radiator and wooden flooring. Door leading to the hallway.

Inner Hallway

With doors leading to the kitchen/diner and lounge, stairs leading to the first floor and wooden flooring.

Kitchen / Diner

11' 7" x 15' 7" (3.53m x 4.75m)

With a range of matching wall and base units with worktop over and tiled splashback. Single oven, 4 ring gas hob with extractor fan, sink and drainer. Space for a fridge/freezer, washing machine and tumble dryer. Window to the rear, patio door to the rear leading to the rear garden, radiator and wooden flooring.



First Floor Landing

With a storage cupboard, access to the loft and carpet. Doors leading to bedrooms one, two and three and the bathroom.

Bedroom One

9' 3" plus recess x 10' 4" (2.82m plus recess x 3.15m)

Irregular shaped room with a fitted double wardrobe, window to the rear, radiator and carpet. Door leading to the en suite.

En Suite

With a single shower cubicle, wc, wash hand basin, shave point, extractor fan, window to the rear, radiator and lino flooring,

Bedroom Two

10' 4" x 8' 2" (3.15m x 2.49m)

With a window to the front, radiator and carpet.

Bedroom Three

6' 11" x 7' 1" (2.11m x 2.16m)

With a window to the front, radiator and carpet.

Bathroom

Partly tiled with a bath with shower attachment over, wc, wash hand basin, shave point, extractor fan, radiator, lino flooring and a window to the side.

External

The front of the property is laid to a driveway providing parking for approximately 3 cars, along with a single garage.

The rear garden has a raised patio area with a step down to a lawned section. The garden has an established border with shrubs and trees and access can be gained via a side gate. Outside tap and plugs.





Ground Floor

First Floor

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

To view this property please contact Connells on

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Property Ref: HAH305931 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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