



18 Leaf Avenue, Hampton Hargate

Guide Price £375,000 - £400,000

 **NEWTON FALLOWELL**

18 Leaf Avenue

Hampton Hargate, Peterborough

This well presented link detached home offers FIVE BEDROOMS, a spacious lounge, and a modern kitchen diner, a GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES. Upon entering the property, you are greeted by a welcoming hallway with access to a convenient downstairs WC and a generous lounge, which benefits from patio doors allowing for plenty of natural light and access onto the patio. The contemporary kitchen diner features ample cabinetry, integrated appliances (including oven, hob, and extractor), and space for a family dining table with an additional set of patio doors leading onto the garden and a further side access door onto the driveway. Upstairs, the property boasts five well-proportioned bedrooms, with the principal bedroom enjoying a private en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a three-piece white suite and practical storage solutions. The landing provides access to all bedrooms and includes additional built-in storage. Outside the property boasts a spacious garden to the rear comprising of patio seating space, lawn and shed storage whilst to the front you will find an additional low maintenance garden and walkway leading to the property, and to the side aspect the property hosts a driveway situated in front of the single garage offering parking for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

Wc

6' 10" x 2' 5" (2.08m x 0.74m)

Lounge

15' 6" x 11' 0" (4.72m x 3.36m)

Kitchen / diner

20' 6" x 14' 6" (6.25m x 4.43m)

Landing

Bedroom 1

13' 0" x 9' 0" (3.96m x 2.74m)

En-suite

6' 10" x 5' 4" (2.08m x 1.63m)

Bedroom 2

17' 6" x 16' 6" (5.33m x 5.02m)

Bedroom 3

12' 0" x 9' 0" (3.67m x 2.74m)

Bedroom 4

9' 0" x 7' 10" (2.75m x 2.40m)

Bedroom 5

7' 5" x 7' 0" (2.27m x 2.13m)

Bathroom

7' 7" x 7' 5" (2.30m x 2.27m)



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Bedroom 4

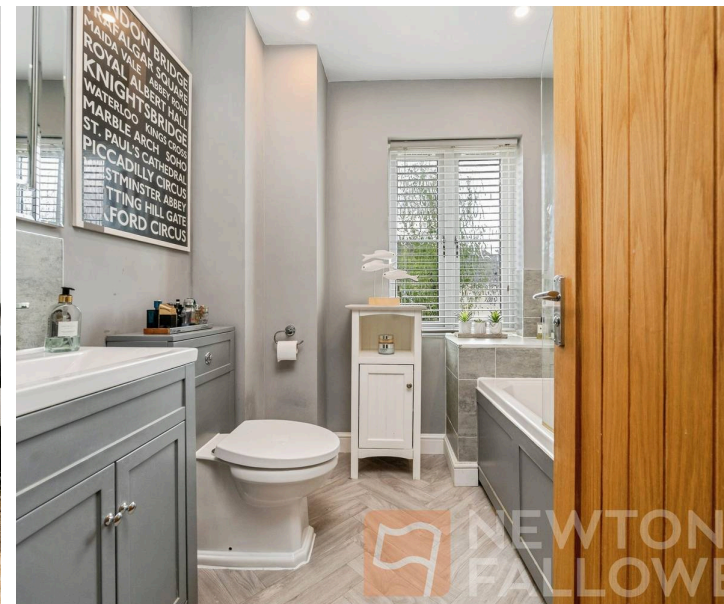
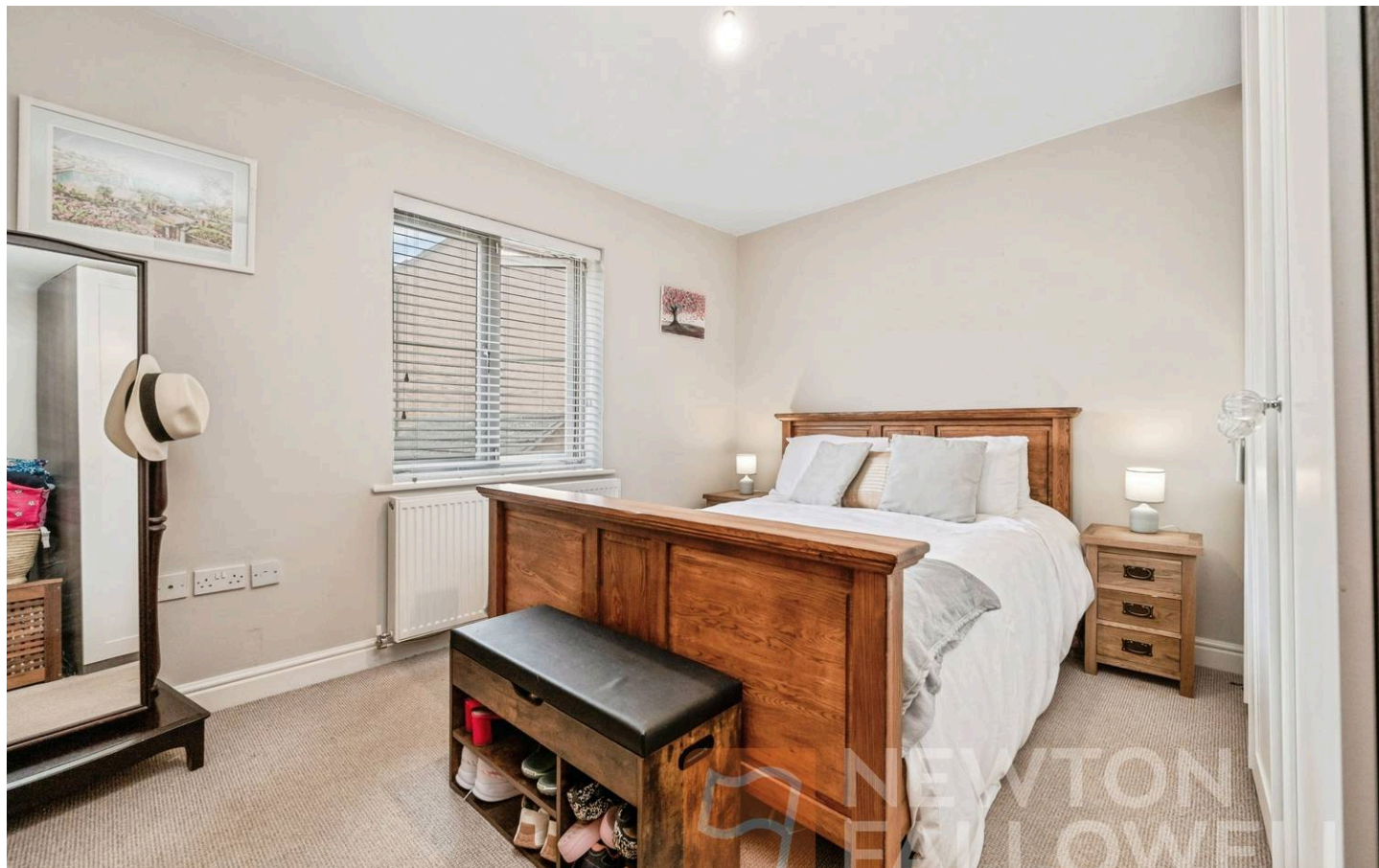
9' 0" x 7' 10" (2.75m x 2.40m)

Bedroom 5

7' 5" x 7' 0" (2.27m x 2.13m)

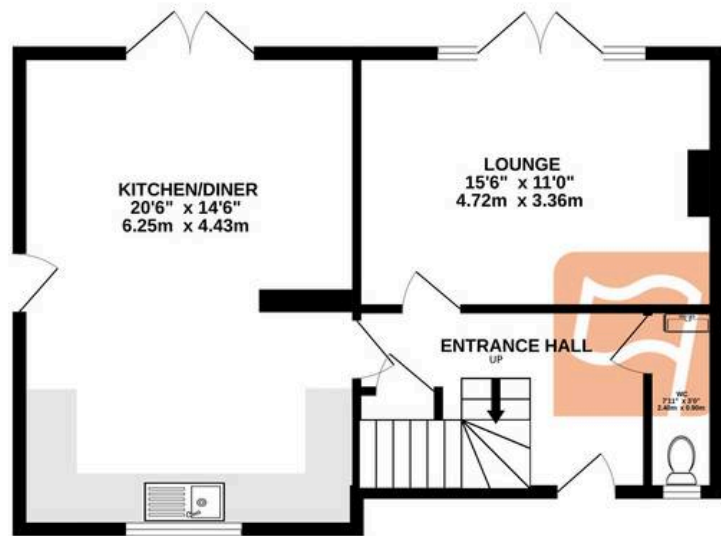
Bathroom

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GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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