



43 Harmony Grove, Hampton Gardens

In Excess of £240,000

 **NEWTON FALLOWELL**

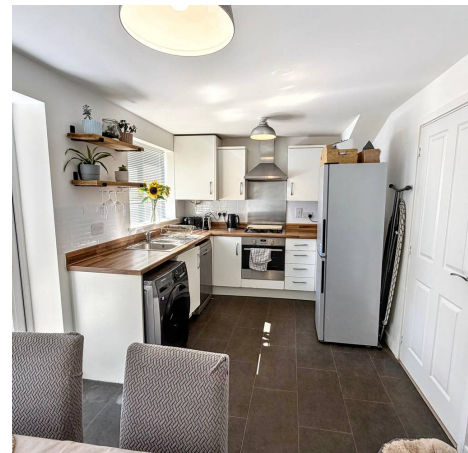
43 Harmony Grove

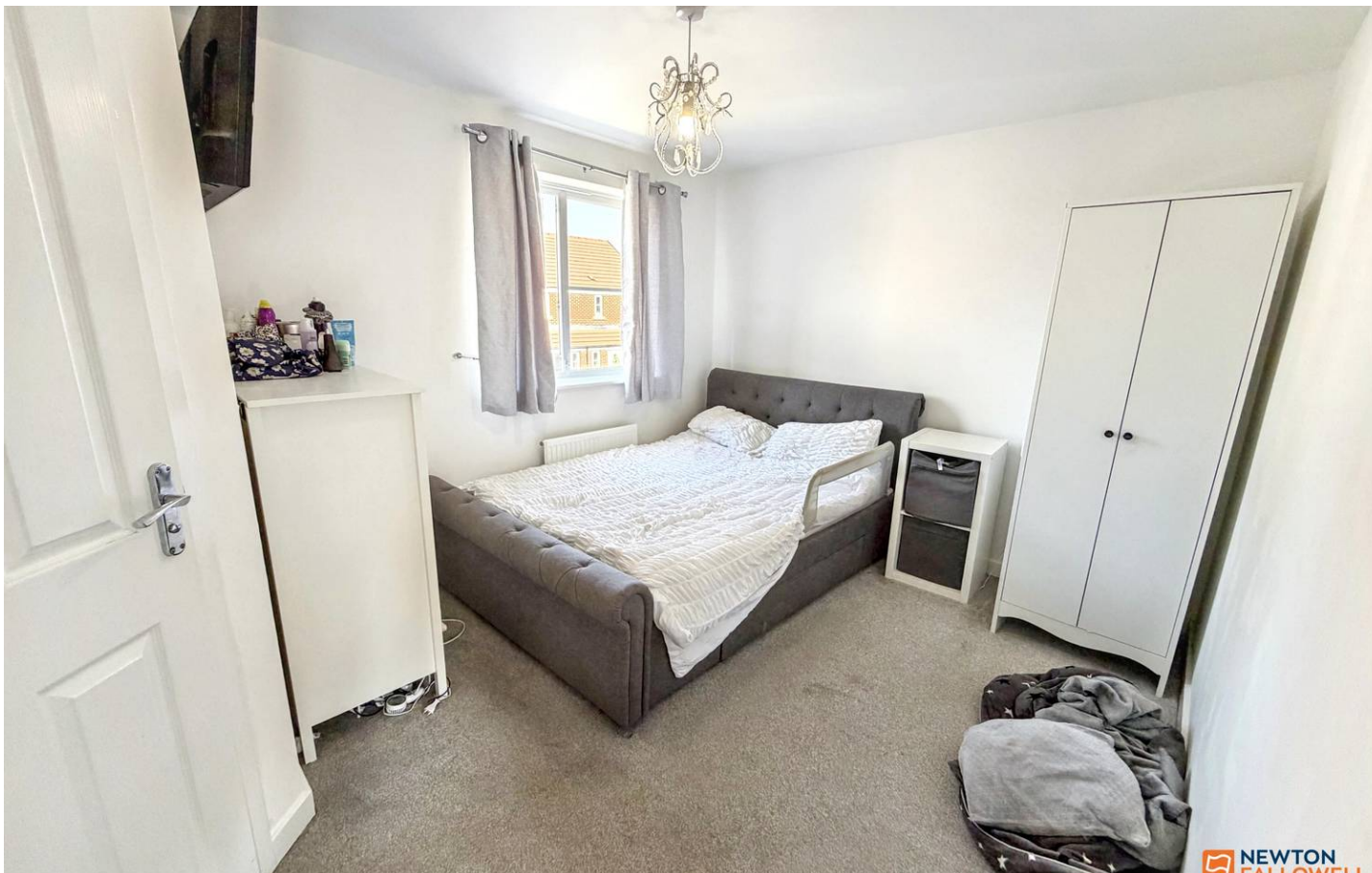
Hampton Gardens, Peterborough

This impressive THREE BEDROOM SEMI-DETACHED HOUSE offers spacious and modern living, featuring a well-proportioned lounge, a stylish kitchen diner, with a SOUTH-WESTERLY FACING REAR GARDEN & DRIVEWAY PARKING. Upon entering the property, you are welcomed into the entrance hall granting access to the useful downstairs WC and leading to the generous lounge, ideal for relaxing or entertaining. The contemporary kitchen diner is fitted with integrated appliances (including oven, hob, and extractor), ample worktop space, and room for a dining table. Upstairs, the principal bedroom benefits from its own en-suite shower room and built in storage cupboard, while two further well-sized bedrooms provide comfortable accommodation for family or guests. The family bathroom is finished to a high standard, featuring a full-size bath with shower over, wash basin, and WC. . The property also benefits from driveway parking, and is ideally situated nearby a range of local amenities, reputable schools, and excellent transport links.

Council Tax band: B

Tenure: Freehold





Entrance Hall

Wc

Lounge

14' 3" x 11' 11" (4.35m x 3.63m)

Kitchen / diner

15' 3" x 8' 8" (4.64m x 2.63m)

Landing

Bedroom 1

9' 11" x 9' 6" (3.01m x 2.89m)

Bedroom 2

8' 10" x 7' 5" (2.68m x 2.25m)

Bedroom 3

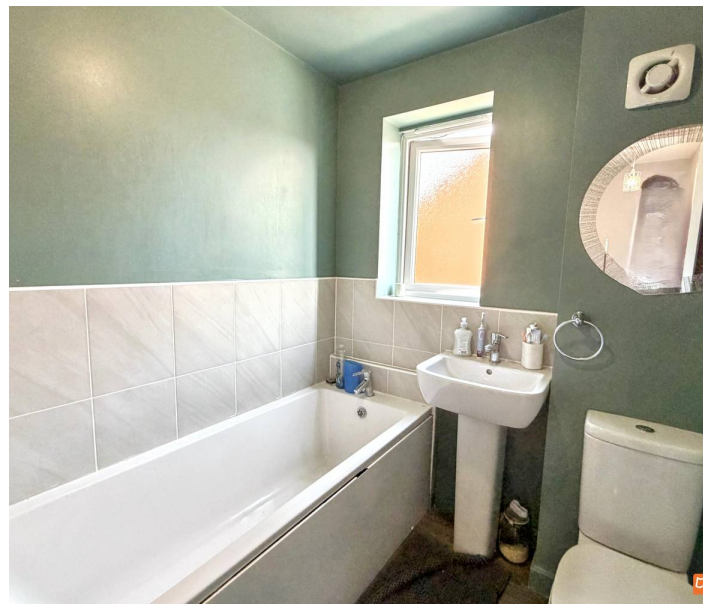
7' 5" x 5' 11" (2.25m x 1.80m)

Bathroom

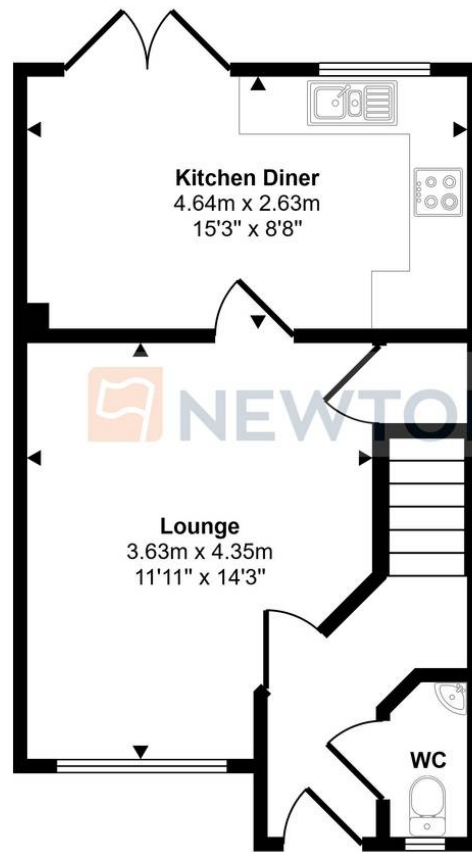
5' 11" x 5' 8" (1.81m x 1.73m)

En-suite

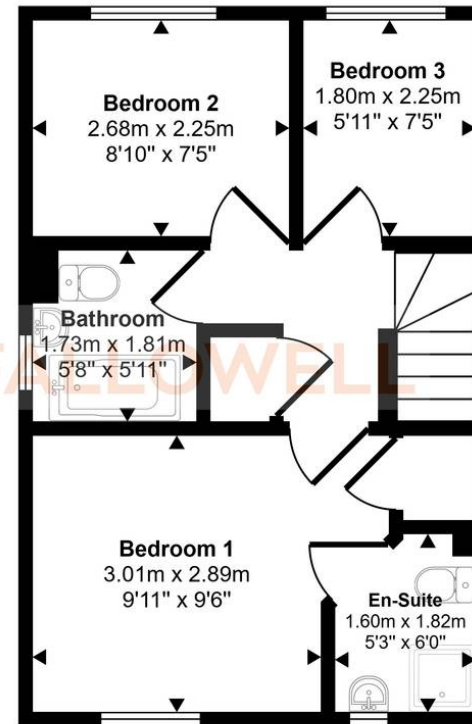
6' 0" x 5' 3" (1.82m x 1.60m)



Approx Gross Internal Area
69 sq m / 740 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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